

Unit 1 Ascot Drive | Derby | DE24 8GW

Prominent trade counter/warehouse unit with yard fronting Ascot Drive

1,217.50 m²
(13,104 ft²)

- Popular trade counter location
- Showroom and warehousing
- Self-contained yard
- Front and rear access
- 2 roller shutter loading doors
- Available on new lease terms
- Rent £90,000 per annum



TO LET



Location



Gallery



Video



Contact



Location

Ascot Drive is a very popular location for trade counter, production and warehouse operators and forms the main spine road through the Osmaston Park Industrial Estate, linking London Road/Pride Road through to Osmaston Road and the outer ring road.

The location offers excellent access to the A50 to the South and the A52 to the North, both linking with the M1 Motorway.

The property occupies a prominent position fronting Ascot Drive and benefits from access from both Ascot Drive and Pontefract Street. Occupiers on Ascot Drive include Magnet, Jewson, Go Outdoors, Screwfix, B&M, Howdens, Topps Tiles and Dunelm.

The Property

The property provides showroom warehousing with two storey offices to the front and two warehouse bays to the rear. Both warehouses are currently fitted with comprehensive mezzanines. There is delivery access to the front and rear of the property.

The unit also benefits from a substantial yard which wraps around the building.



Accommodation

We understand the property has the following approximate Gross Internal Floor Areas:-

Description	M ²	FT ²
Showroom warehouse	177.43	5,139
Mezzanine	103.93	1,119
Ground floor office	105.35	1,134
First floor office	105.35	1,134
Rear warehouse 1	154.26	1,660
Amenity block	60.42	650
Rear warehouse 2	150.34	1,618
Amenity block	60.42	650
Total	1,217.5	13,104

Specification

- Minimum 4.5 metre eaves
- 3 phase power
- Gas blower
- 2 x roller shutter doors
- Clear span warehouse accommodation
- Showroom /office frontage to Ascot Drive
- Excellent delivery access





Business Rates

We understand the property has the following rateable value:-

£47,500

The current business rate multiplier for 2021/22 is 49.9p, however, all interested parties are advised to make specific enquiries with the local billing authority.

Planning

The property can be used for light engineering purposes and/or as a wholesale warehouse and as a showroom for the sale both to trade and to retail of kitchen furniture sanitary ware and ceramic tiles, with alternative uses considered subject to planning and head landlord's consent, not to be unreasonably withheld or delayed.

Legal Fees

Each party is to be responsible for their own professional and legal fees.

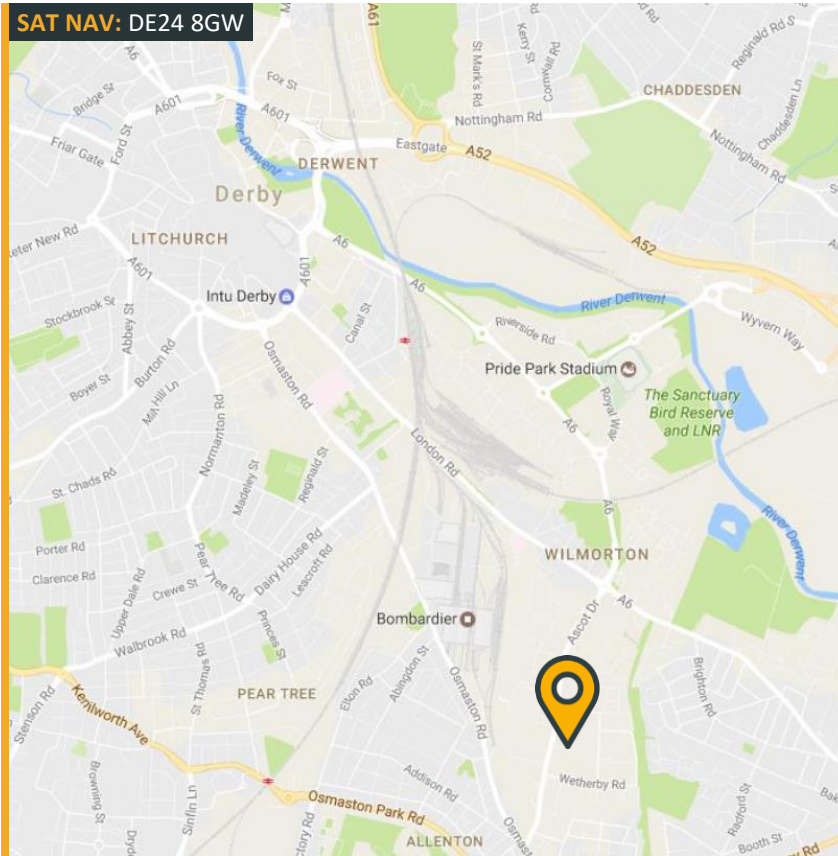
Energy Performance Certificate

The premises have an EPC Rating of to be confirmed.

VAT

We understand that VAT will be payable on rent due.

SAT NAV: DE24 8GW



Rent

The property is available to let on new lease terms at a rent of:

£90,000 per annum

Rent is payable quarterly in advance.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Darran Severn

07917 460 031

darran@fhp.co.uk

Harry Gamble

07398 443 828

harry.gamble@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

North Point, Cardinal Square,
10 Nottingham Road, Derby,
DE1 3QT

fhp.co.uk

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