

Unit 32 Longbridge Lane | Ascot Business Park | Derby | DE24 8UJ

Rare freehold hybrid warehouse unit immediately available on established industrial estate off Ascot Drive

252m²
(2,712ft²)

- Modern warehouse unit
- Car parking for approximately 5 vehicles
- Hybrid space with substantial mezzanine
- Situated within Ascot Business Park just off Ascot Drive
- For sale with vacant possession
- Offers invited over £354,995



FOR SALE



Location



Gallery



Video



Contact



Location

The property is situated in the established Ascot Business Park Industrial Estate on the east side of Derby city centre and is accessed via Longbridge Lane off Ascot Drive. Ascot Drive is a very busy arterial road which is home to numerous trade counter operators.

It links the A6 London Road at its junction to Pride Park with the outer ring road, providing good connections throughout the city and beyond.

Property

The property comprises a modern mid-terrace warehouse unit constructed of steel portal frame with brick elevations. Internally the property benefits from a hallway leading to warehouse space with a substantial mezzanine consisting of offices and storage rooms on the ground floor and storage space above.

The total specification includes:

- Roller shutter loading door
- 3-phase power
- CCTV
- LED warehouse lighting
- Office/storage rooms with suspended ceilings
- Kitchen and staff welfare facilities
- 5 car parking spaces

Tenure

The building is available freehold with vacant possession.





Accommodation

The property provides the following approximate gross internal floor area:

Unit 32 Longbridge Lane	M ²	Ft ²
Ground floor	189	2,045
First floor offices	62	667
First floor mezzanine	133	1,432
Total excluding mezzanine	252	2,712

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract)

Business Rates

We note from the VOA website that the property currently has an entry as follows:

Rateable Value: £15,750

The current small business multiplier is 49.9p. All interested parties are advised to make specific enquiries with the local billing authority. Small business rate relief may be available, subject to confirmation from the local billing authority.



Planning

The building is intended for B2 (General Industrial) to B7 (Special Industrial Groups) uses. Interested parties should make their own enquiries with Derby City Council.

Energy Performance Certificate

The property has an Energy Performance rating of C(63).

Legal Fees

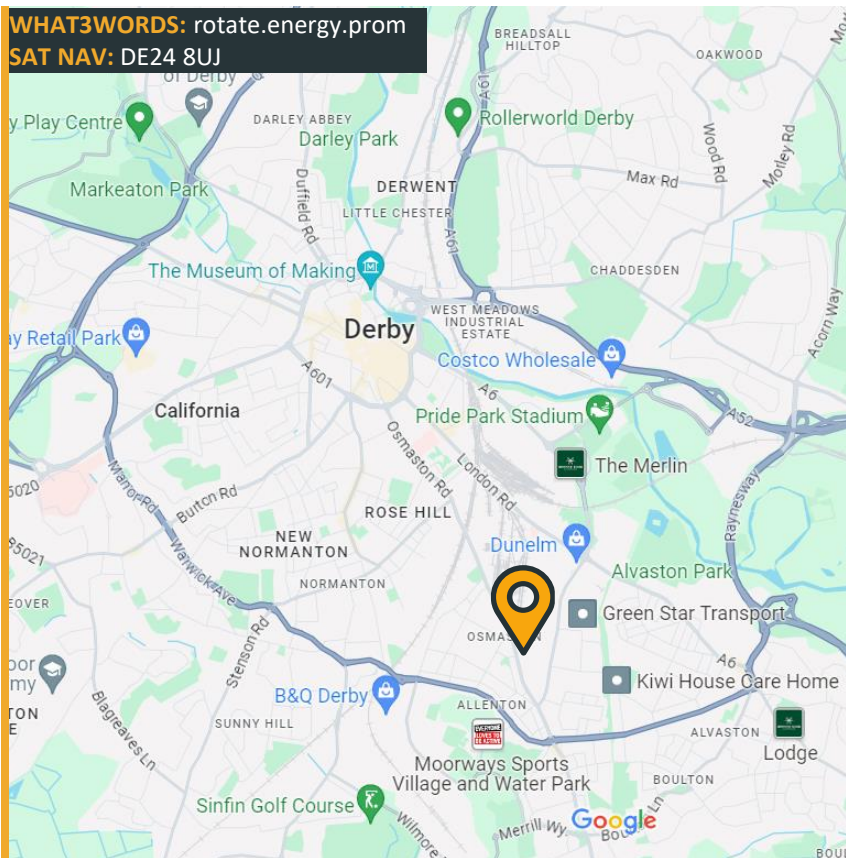
Each party is to be responsible for their own professional and legal fees.

Identity Checks

FHP are obliged by HMRC to ensure that we have sourced and proven the identity of the purchaser.

As a consequence, proof of identity and verification may be required to satisfy our legal obligations to HMRC.

WHAT3WORDS: rotate.energy.prom
SAT NAV: DE24 8UJ



Price

The property is available to purchase at a price of:-

Offers invited over £354,995

VAT

VAT will be payable upon the price at the applicable rate.

Further Information

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

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.