

# Press Release 2025



## MODERN INDUSTRIAL/ WAREHOUSE UNIT AVAILABLE TO LET IN DERBY

On behalf of private clients, FHP Property Consultants are delighted to bring to market 1 Riverside Court, Pride Park, Derby, DE24 8JN.

The property is situated on Riverside Road which is one of the main estate roads on Pride Park, Derby. The location offers excellent accessibility to Junction 24 of the M1 motorway and East Midlands Airport via the A50. The A52 dual carriageway is also one of the city's principal routes connecting Junction 25 of the M1 to the east and also provides a direct link to the neighbouring city of Nottingham.

The premises comprise a modern detached industrial/warehouse unit which extends to 15,665ft<sup>2</sup>. The accommodation provides clear span warehouse space with offices/lab at ground and first floor. Externally there is secure parking and good loading to the front and side of the property.

The property is available on new lease terms for a term to be agreed at a rent of £120,000 per annum.

Darran Severn of FHP Property Consultants comments:

*"I am delighted to bring this industrial/warehouse opportunity to market. There are currently few good quality units available in Derby between 10,000ft<sup>2</sup> and 20,000ft<sup>2</sup> and I therefore anticipate good levels of interest. The property's location is second to none and the accommodation itself presents very well. The accommodation lends itself well to suit a variety of uses including storage, distribution, production or manufacturing. Please do get in touch with me if you would like to view."*

For further information or to arrange a viewing please contact Darran Severn on 07917 460 031 or [darran@fhp.co.uk](mailto:darran@fhp.co.uk).

ENDS  
Darran Severn  
April 2025

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.  
Visit our website: [www.fhp.co.uk](http://www.fhp.co.uk)

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