

Press Release 2025



MODERN TRADE COUNTER UNIT WITH 22 EXCLUSIVE CAR PARKING SPACES FRONTING ASCOT DRIVE, DERBY

On behalf of private clients, FHP Property Consultants are delighted to bring to the market a modern trade counter/warehouse unit to let on Newmarket Court, Ascot Drive, Derby, DE24 8NW.

The property comprises a fully fitted high quality trade counter unit with a showroom and entrance fronting Ascot Drive, additional storage/ warehouse space with staff welfare facilities and a trade counter desk. The property benefits from 4.5m eaves height, LED lighting, electric heating and a rear roller shutter loading door. The total size extends to 5,814 sq. ft.

The greatest benefit is the property's location fronting Ascot Drive and the property has exclusive parking for approximately 22 cars.

The unit is suitable for a variety of uses including trade counter/ showroom/ storage and warehousing with additional space that would be able to accommodate offices and staff breakout areas.

Units 7-8 Newmarket Court front Ascot Drive and benefits from being set in a location which is home to numerous trade counter operators including Screwfix, Jewsons, Magnet Kitchens and Wickes. Ascot Drive itself is well located as it is connected to the A6 London Road at its junction with Pride Park providing excellent access to the A50 to the south and the A52 to the north, both of which ultimately link to the M1 Motorway.

The property is available on a leasehold basis.

Corbin Archer of FHP Property Consultants comments:

"I am pleased to bring this property to the market as it offers an excellent opportunity to rent a high quality trade counter unit fronting Ascot Drive, Derby's prime trade counter location and it has the exclusive benefit for 22 car parking spaces. The unit can also suit multiple uses which will help attract a variety of interested parties. If you are interested, please contact myself or my colleague Tim Gilbertson on the contact details below. We look forward to speaking with all interested parties."

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For further information please contact Corbin Archer on 07929 716330 / corbin.archer@fhp.co.uk or Tim Gilbertson on 07887 787 893 / tim@fhp.co.uk

ENDS / August 2025

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