

Units 7-8 | Newmarket Court | Ascot Drive | Derby | DE24 8NW

Modern trade counter/warehouse unit with extensive car parking in prime position fronting Ascot Drive, Derby

540m²
(5,814ft²)

- Suitable for a variety of uses including trade counter/showroom/warehousing
- Popular trade counter location
- Prime position fronting Ascot Drive
- Excellent delivery access to rear roller shutter loading door
- Large self-contained car park exclusively for this unit
- Situated next to Western Kitchen and Alert Electrical



TO LET



Location



Gallery



Video



Contact



Location

Fronting Ascot Drive, Derby's primary trade counter location, the unit benefits from being set in a location which is home to numerous trade counter operators, including Screwfix, Jewsons, Magnet Kitchens, Wicks, Howdens Joinery and Travis Perkins.

Ascot Drive links the A6 London Road at its junction with Pride Park with the outer ring road, providing excellent access to the A50 to the south and the A52 to the north, both linking with the M1 motorway.

The Property

Fully fitted out, the property provides high-quality trade counter space whilst also suitable for alternative uses such as storage and/or office/storage space, and benefits from the following specification:

- 4.5 metre eaves height
- Exclusive parking for approx. 22 cars
- LED lighting
- Electric heating
- Rear roller shutter loading door
- Trade counter entrance fronting Ascot Drive
- Concrete flooring
- WC and kitchen facilities





Accommodation

From measurements taken on site we calculate the following Gross Internal Area (GIA):

	m ²	ft ²
Showroom	270	2,907
Trade counter	123	1,326
Warehouse space	146	1,581
Total	540	5,814

(This information is given for guidance purposes only.)

EPC

The premises has two EPC ratings:

Unit 7 – 46 (B)

Unit 8 – 34 (B)

Business Rates

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

Rateable value: £34,000

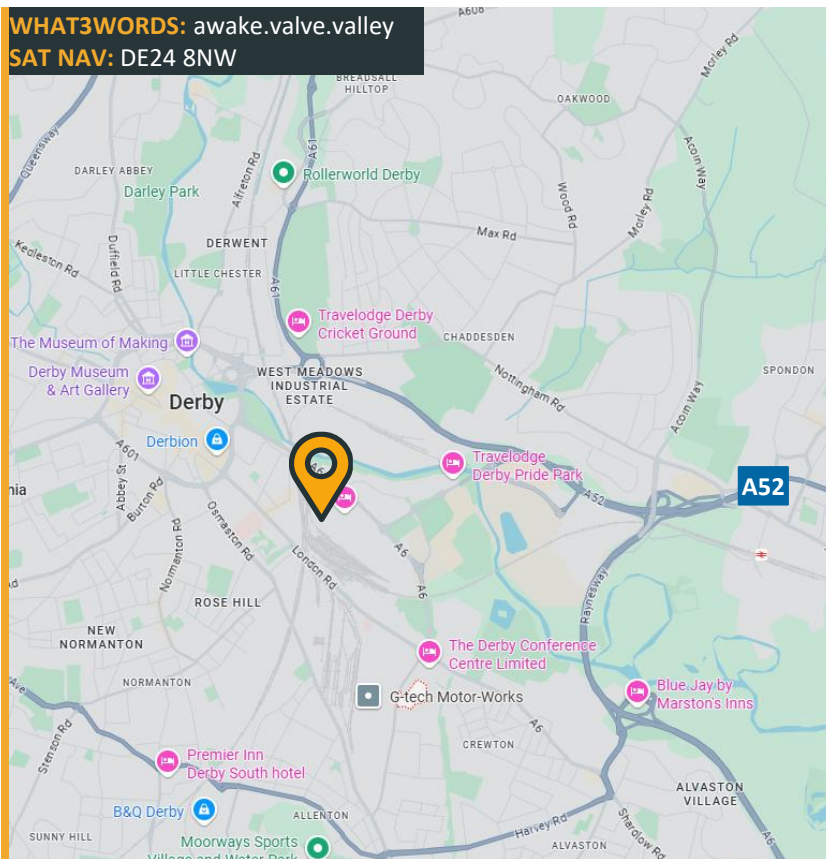
Planning

The building has planning permission for B2 (General Industrial) and B8 (Storage or Distribution) uses. Interested parties must rely on their own enquiries of the planning authority, Derby City Council.





WHAT3WORDS: awake.valve.valley
SAT NAV: DE24 8NW



Rent

The property is available by way of assignment / sublease of the existing lease or new lease terms subject to covenant strength at a rent of:

£55,233 per annum

VAT

It is understood that VAT is applicable to the purchase price.

Service Charge

A service charge is payable for the common areas and facilities on the estate. Please contact the agents for more information.

Further Information

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

Corbin Archer

07929 716 330

corbin.archer@fhp.co.uk

Darran Severn

07917 460 031

darran@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
 Nottingham, NG1 5BG

fhp.co.uk

07/08/2025