

Unit D3 | Bridgefield Industrial Estate | Draycott Road | Breaston | DE72 3DS

Industrial warehouse unit on an established estate within close proximity to J25 of the M1 motorway

321m²
(3,455ft²)

- Established industrial estate close to Junction 25 of the M1 motorway
- Roller shutter door
- 3 phase power
- Maximum of 5.4 metre eaves
- Available to let on new lease terms with quick access available
- Rent - £27,640 per annum



TO LET



Location



Gallery



Contact



Location

Bridgefield Industrial Estate is a popular and well established industrial/warehouse estate located in Breaston, Derbyshire. The estate is easily accessible via Draycott Road which leads to the A52 and thereby Junction 25 of the M1 motorway. Junction 25 of the M1 motorway is 2.5 miles away from the site. Derby is 7.4 miles away and Nottingham 10.9 miles away.

The Property

The property comprises a mid-terraced industrial/warehouse unit with a roller shutter loading door, 3 phase power and W/C facilities. There is office accommodation to the front of the property alongside a meeting room and a kitchenette. The minimum eaves height is 4.1 metres rising to a maximum of 5.4 metres

Externally there is generous parking and a loading area to the front. The property sits within a fenced and gated block which has 24 -hour access.

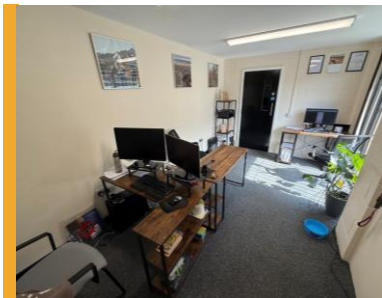
Accommodation

The property provides the following approximate gross internal floor area:

Unit	M ²	FT ²
D3	321	3,455

These figures are for guidance purposes only and prospective tenant are advised to make their own enquiries.





Business Rates

We note from the VOA website that the premises hold the following rateable value:-

£13,500

The current UBR is 49.9p, however, all interested parties are advised to make their specific enquiries with the local billing authority.

Small business rates relief may be available, subject to confirmation from the local billing authority.

Service Charge and Buildings Insurance

Service charge and building insurance is payable on this site. The yearly sum for service charge for 2025 is £1,976.92. The buildings insurance figure is £690.00 per annum.

Legal Costs

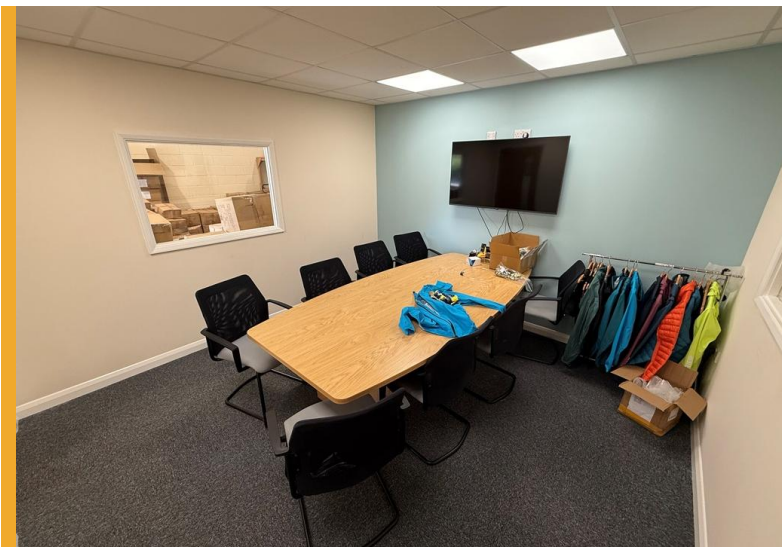
The tenant is to make a contribution of £500 towards landlord's legal costs.

Energy Performance Certificate

The premises has an EPC rating of D96.

Planning

The building is intended for B2 (General Industrial) use and B8 (Storage Use). Interested parties should make their own enquiries with Erewash Borough Council.





Location



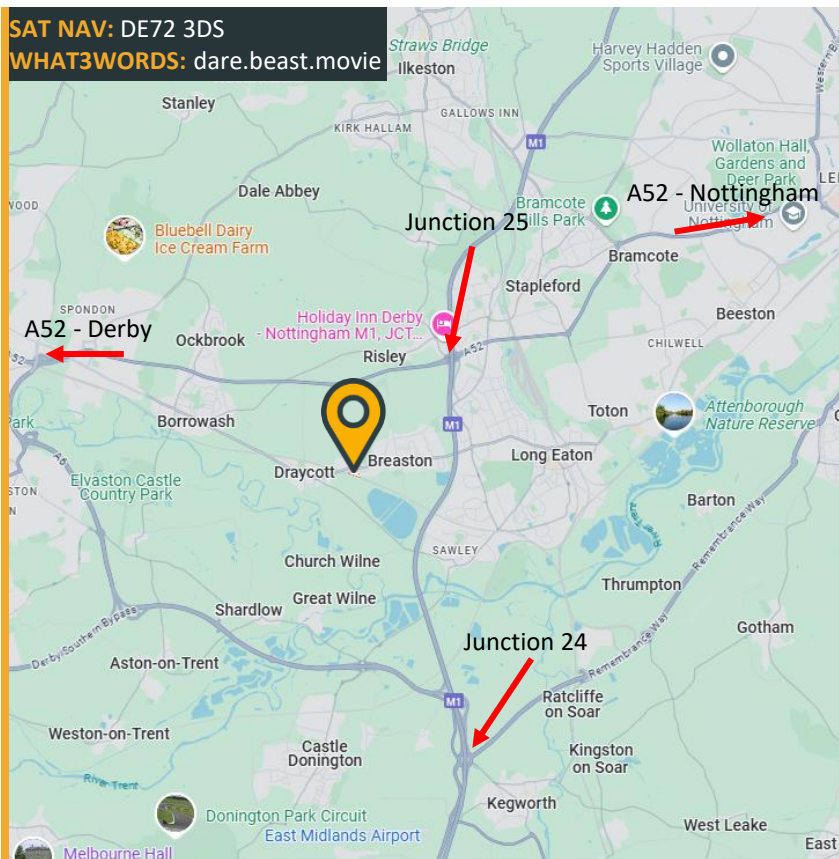
Gallery



Contact

SAT NAV: DE72 3DS

WHAT3WORDS: dare.beast.movie



Rent

The property is available to let on new lease terms for a term of 3-5 years at a rent of:-

£27,640 per annum

VAT

We confirm all figures quoted are exclusive of VAT, which is payable at the prevailing 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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