

Unit D4 | Bridgefield Industrial Estate | Draycott Road | Breaston | DE72 3DS

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

320m<sup>2</sup>  
(3,446ft<sup>2</sup>)

- Established industrial estate close to Junction 25 of the M1 motorway
- Roller shutter door
- 3 phase power
- Large mezzanine of 3,231ft<sup>2</sup>
- Available to let on new lease terms with quick access available
- Rent - £27,568 per annum



**TO LET**



Location



Gallery



Contact



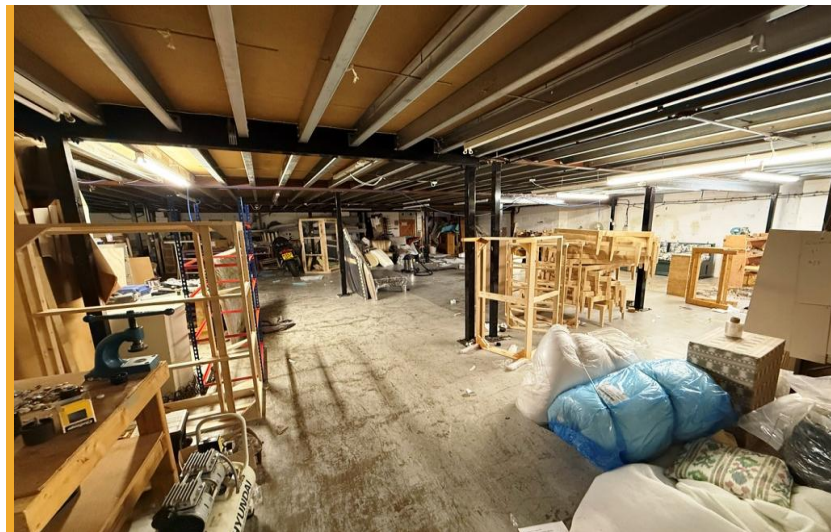
## Location

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 as well as on the mezzanine. There is also a small kitchenette and there is a full mezzanine covering the entire floor plate. The maximum eaves height is 2.28 metres.

Externally, there is generous parking and a loading area to the front. The property sits within a terraced block with 24-hour access.



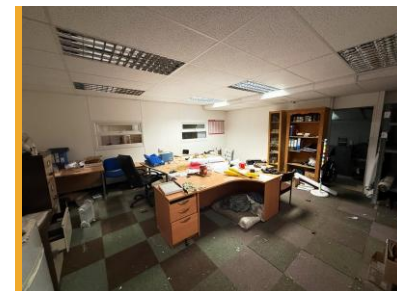
## Accommodation

The property provides the following approximate gross internal floor area:

Unit	m <sup>2</sup>	ft <sup>2</sup>
D4	320	3,446

There is also an additional mezzanine measuring at 3,231ft<sup>2</sup>.

(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:-

<b>1<sup>st</sup> April 2023 to present</b>	<b>£16,000</b>
<b>From 1<sup>st</sup> April 2026</b>	<b>£19,750</b>

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 & Buildings Insurance

Service charge and building insurance is payable on this site. The yearly figure is available through the agents.

## Energy Performance Certificate

The premises has an EPC rating of D76.

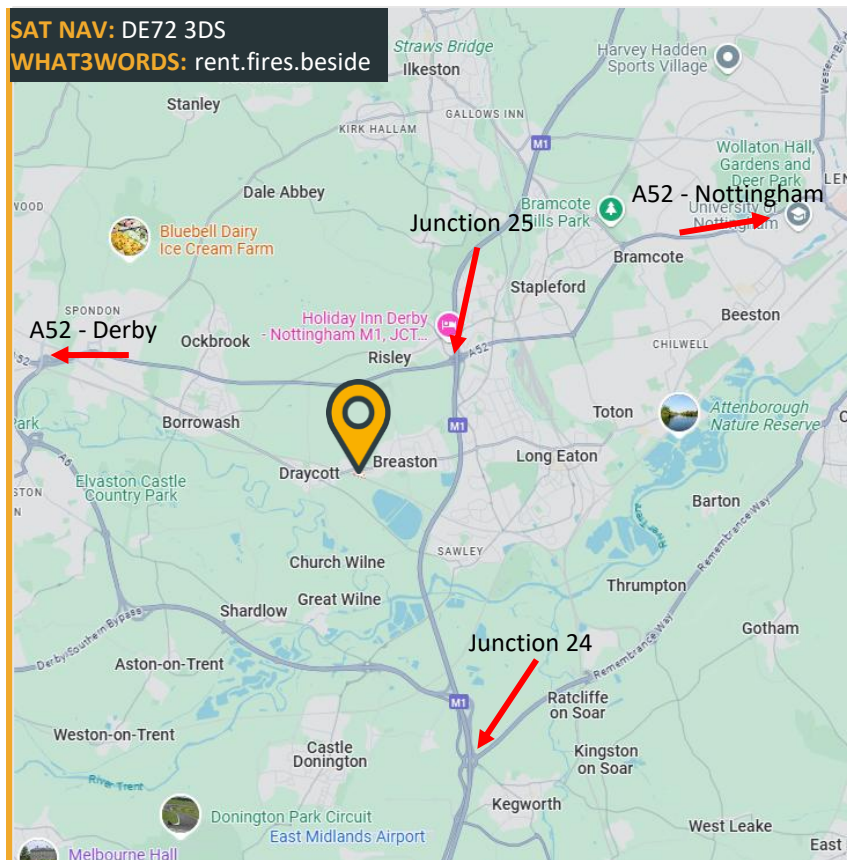
## Planning

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



**SAT NAV: DE72 3DS**

**WHAT3WORDS:** rent.fires.beside



## Rent

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

**£27,568 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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