

Newly refurbished industrial/warehouse unit on established industrial estate available coming soon

162m²
(1,746ft²)

- Recently refurbished clear span warehouse accommodation
- Easy access to the A52, via Pentagon Island, leading to Junction 25 of the M1 motorway
- Roller shutter loading door
- 3 phase power & LED lighting
- Available soon to let on new lease terms
- Rent - £22,968 per annum



TO LET

Location

Gallery

Contact

Location

Derby Trading Estate is located in a prominent position on Stores Road adjacent to Sir Frank Whittle Road (A61). The premises are situated in a well established industrial area north east of Derby city centre. The estate benefits from direct access to the A52 dual carriageway leading to Junction 25 of the M1 providing good communication links.

The Property

The property offers a newly refurbished end terraced industrial/warehouse unit offering clear span accommodation with an office, kitchen and W/C. Externally the unit is of portal frame construction with brick and steel-clad elevations. There is parking at the front which can fit approximately 3 spaces. The total specification includes:

- ❖ LED lighting
- ❖ 3 phase power
- ❖ Concrete floor
- ❖ Roller shutter loading door
- ❖ Car parking

Accommodation

Description	M ²	FT ²
Total	162	1,746

(These figures are given for guidance purposes only and prospective tenants are advised to make their own enquiries).





Business Rates

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

Rateable value: £11,250

The current small business multiplier is 49.9p. All interested parties are advised to make specific enquiries with the local billing authority.

Service Charge

A service charge is payable. The premium for the current year is £1,400 per annum.

Planning

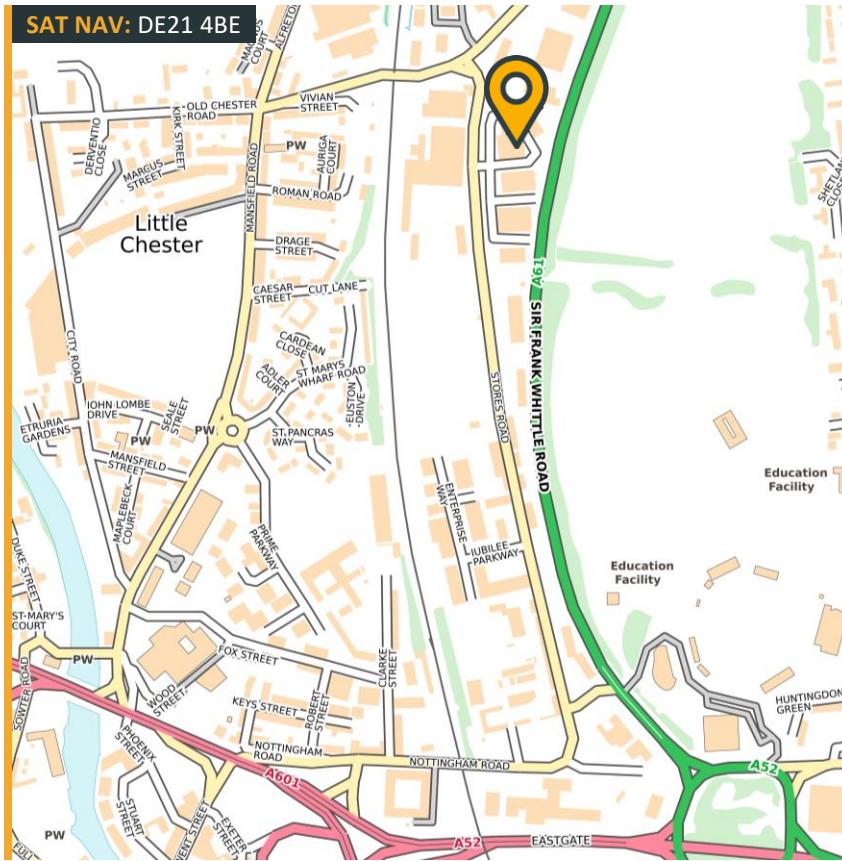
Interested parties must rely on their own enquiries of the planning authority, Derby City Council.

Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

Energy Performance Certificate

The Energy Performance Certificate is available upon request.



Lease Terms

The property is available to let by way of a new lease at a rent of:

£22,968 per annum

VAT

We confirm all figures quoted are exclusive of VAT which is applicable 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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12/01/2026

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.