

## Modern trade counter/warehouse unit in prime position fronting Ascot Drive – available April 2026

**269m<sup>2</sup>**  
(2,895ft<sup>2</sup>)

- Suitable for a variety of uses including trade counter/showroom/warehousing
- 4.5m eaves height
- LED lighting
- Popular trade counter location fronting Ascot Drive
- Excellent delivery access to roller shutter loading door
- Available from April 2026 on new lease terms
- Rent - £31,845 per annum



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Location

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## 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

The property comprises a mid-terraced unit providing clear span warehouse accommodation with an office and W/C facilities. 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
- LED lighting
- Rear electric roller shutter loading door
- W/C and kitchenette facilities
- Car parking and designated delivery access
- Concrete slab flooring
- Translucent roof lights





## Accommodation

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

	<b>m<sup>2</sup></b>	<b>ft<sup>2</sup></b>
Warehouse space	268	2,895
<b>Total</b>	<b>268</b>	<b>2,895</b>

(This information is given for guidance purposes only.)

## EPC

The premises has an EPC rating of:

**Unit 6 – 45(B)**

## Business Rates

We note from the VOA website that from April 2026 the property has an entry as follows:

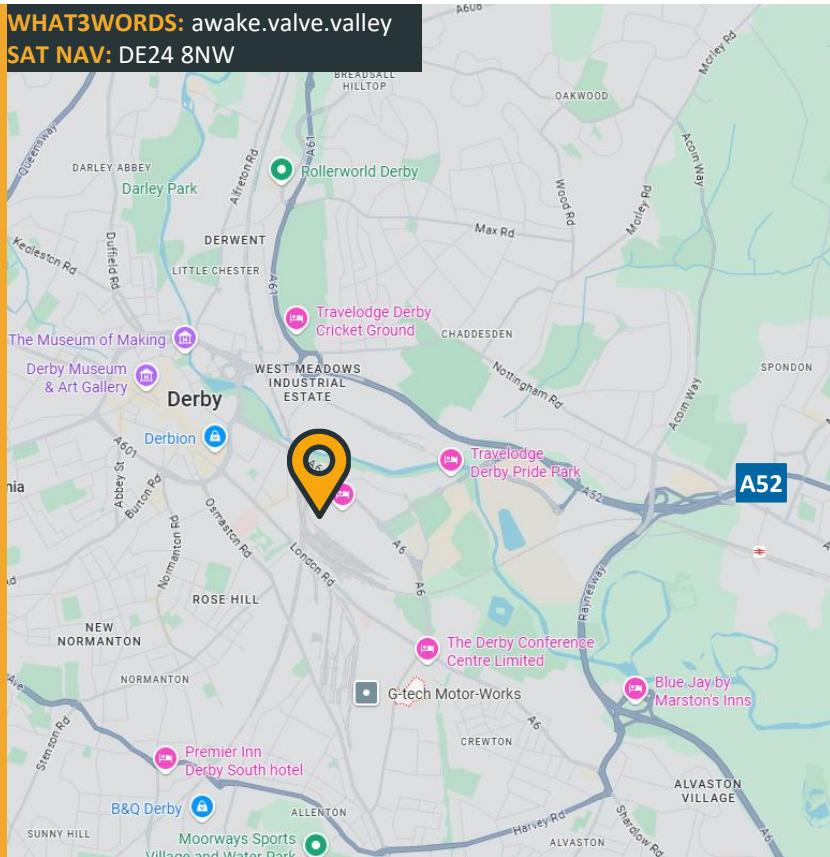
**Rateable value: £17,500**

## 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 new lease terms at a rent of:

**£31,845 per annum**

## VAT

We confirm all figures quoted are exclusive of VAT which is applicable at the prevailing rate.

## 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:

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