

Prime logistics/warehouse unit for lease via assignment or surrender and re-grant

2,852m²
(30,700ft²)

- 4 dock level loading doors and 2 level access doors
- Large service yard with 37 metre depth and 66 metre width
- Internal working heights of 10 metres
- Two storey office with ample on-site parking
- LED lighting to warehouse
- Prime logistics hub with quick access to the A38 with excellent connectivity
- 24 Hour Access



TO LET



Location



Gallery



Video



Contact

Location

The property is located on Barton Business Park, an established industrial estate home to occupiers including Argos, Pirelli, IPP Group and the Alstom Central Rivers Train Depot.

The unit is strategically positioned on the A38 approximately 10 miles north of the M6 and 10 miles south of the Derby Southern Bypass, with Birmingham City Centre 25 miles away, Derby 16 miles away and Nottingham 32 miles away. The location offers strong logistical connectivity and efficient access across the wider Midlands.

Description

Built in 2008, Unit 2C benefits from a substantial service yard measuring approximately 37m in depth and 66m in width, providing direct access to four dock level loading doors and two ground level access doors.

The warehouse offers an internal working height of 10 metres, suitable for high-bay racking, storage and manufacturing operations. The property also includes an internal office block comprising WC's, kitchen facilities, meeting rooms and open-plan office accommodation.

Externally, the site provides ample on-site parking for 40 plus cars and benefits from its own dedicated entrance.





Accommodation

The property provides the following approximate gross internal floor area:

Description	M ²	Ft ²
Warehouse	2,580	27,770
Ground Floor Office	136	1,469
First Floor Office	136	1,469
Total	2,852	30,709

(This information is given for guidance purposes)

Business Rates

We understand the premises has a rateable value of:-

Rateable Value from April 2026: £178,000

The UBR from 1st April 2026 is 48.0p, however all interested parties are advised to make their specific enquiries with the local billing authority.

VAT

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

Energy Performance Certificate

The EPC for the property is available on request.

Planning

The building is intended for:

B8 (Storage and Distribution)

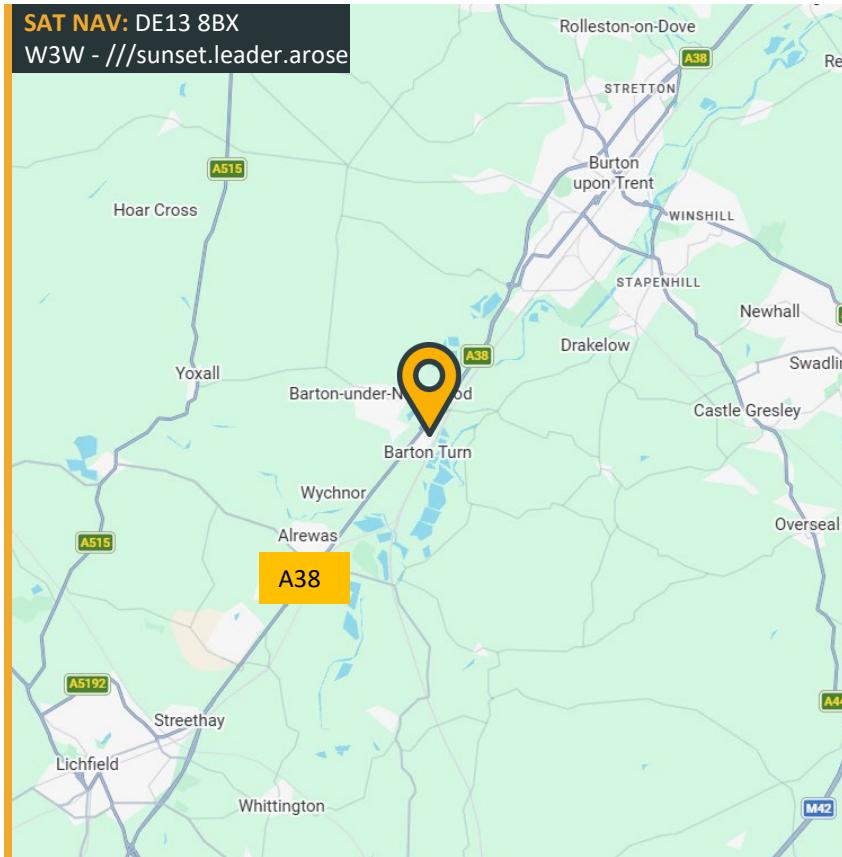
Interested parties should make their own enquiries with the local borough council.

Anti-Money Laundering

In order to comply with Anti Money Laundering Legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested from the tenant at the appropriate time.



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Rent

The property is available by way of an assignment of the current lease expiring on 5th November 2031. The passing rent is:

**£255,000 per annum
(Two hundred and fifty-five thousand pounds)**

A surrender and new lease may be available via separate negotiations.

Further Information

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

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