

Unit C | Mansfield Road | Derby | DE21 4BD

## Motor trade/warehouse unit in a prime location with oversized secure yard

735m<sup>2</sup>  
(7,911ft<sup>2</sup>)

- Suitable for a variety of uses including motor trade
- Easy access to the A52 via Pentagon Island leading to J25 of the M1
- 0.29-acre self-contained site with a gate
- 3 phase power and LED warehouse lighting
- Two roller shutter loading doors
- Available to let on new lease terms
- Rent - £79,000 per annum



**TO LET**



Location



Gallery



Contact





Location



Gallery



Contact

## Location

The property is situated on the corner of Mansfield Road and Stores Road, accessed through the Jet petrol station and GP Motors. Pentagon Island is a short distance away which offers excellent transport links to the A52 to the east, which ultimately leads to J25 of the M1 motorway and the A38 to the west via the A61. There are several trade counter units within the vicinity that national and regional tenants occupy.

The property is situated close to Derby city centre approximately 1 mile away.

## The Property

The property comprises a semi-detached industrial/warehouse unit situated on a securely fenced and gated site. The unit is constructed of steel portal frame with a pitched roof. The warehouse is accessed via 2 separate roller shutter loading doors and provides clear span warehouse accommodation. The offices comprise a mixture of open plan accommodation, canteen, W/C facilities and a reception. The specification includes: LED lighting, carpeting, suspended ceiling and central heating.

The total specification of the warehouse includes: 3.50m eaves rising to 5.17m, LED warehouse lighting, roof lights, 3 phase power, W/C's, and a self-contained yard.





## Accommodation

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

	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	623	6,709
Office	112	1,202
<b>Total</b>	<b>735</b>	<b>7,911</b>

(This information is given for guidance purposes only.)

## EPC

The premises has an EPC rating of:

**C(71)**

## Business Rates

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

**£26,250**

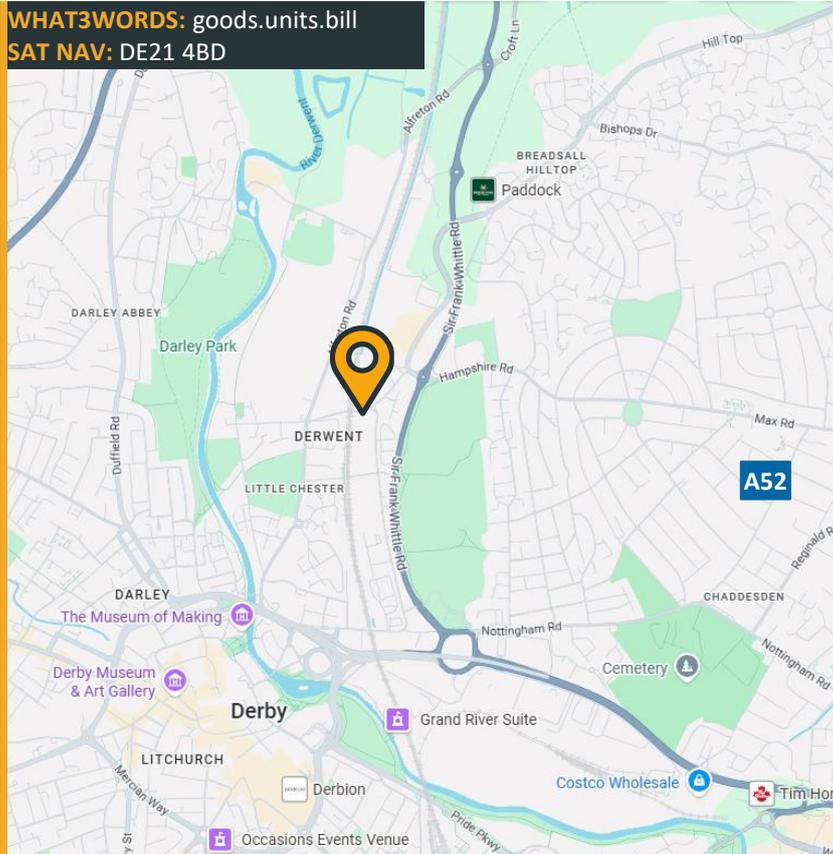
The current UBR is 49.9p, however, all interested parties are advised to make their specific enquiries with the local billing authority.

## Planning

The building has planning permission for Sui Generis, 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:** goods.units.bill  
**SAT NAV:** DE21 4BD



## Rent

The property is available by way of new lease terms for a period to be agreed at a rent of:

**£79,000 per annum**

## VAT

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

## Service Charge

There will be a provision within the lease to incorporate a service charge.

## Building Insurance

The annual building insurance cost is apportioned amongst the estate's tenants.

## Further Information

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

**Harry Gamble**

07398 443 828

[harry.gamble@fhp.co.uk](mailto:harry.gamble@fhp.co.uk)

**Darran Severn**

07917 460 031

[darran@fhp.co.uk](mailto:darran@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street  
Nottingham, NG1 5BG

[fhp.co.uk](http://fhp.co.uk)

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