



## PRIME MOTOR TRADE/WAREHOUSE UNIT SITUATED IN DERBY – TO LET

On behalf of private clients, FHP Property Consultants are delighted to offer Unit C, Mansfield Road, Derby, DE21 4BD to the market on a leasehold basis.

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 Junction 25 of the M1 motorway, and the A38 to the west via the A61. Within the vicinity there are several trade counter units that are occupied by national and regional tenants as well as motor trade units such as tyre shops and car sales.

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 two 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 total specification includes:

- 0.29-acre self-contained site with a gate
- 3 phase power and LED warehouse lighting
- Two roller shutter loading doors
- 3.5m eaves rising to 5.17m

The premises comprise 7,911ft<sup>2</sup> and is available to let on new lease terms at a rent of £79,000 per annum.

Harry Gamble of FHP Property Consultants commented:

*“Mansfield Road has always been a popular motor trade and warehouse location with a mix of local and regional businesses. The property fronts a busy road and offers excellent transport links out of the heart of Derby.”*

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.  
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*It is particularly rare that a property within close to Derby city centre allows motor trade and I suspect that we will receive some strong interest. I look forward to speaking with all interested parties."*

For further information or to arrange a viewing then please contact Harry Gamble on 07398 443 828 or [harry.gamble@fhp.co.uk](mailto:harry.gamble@fhp.co.uk).

ENDS  
Harry Gamble  
March 2026

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