

Modern warehouse unit with high quality offices adjacent to the Meteor Centre with quick access to the A38/A52

1,544m²
(16,615ft²)

- Clear span warehouse accommodation with minimum 5.5m eaves
- Warehouse lighting
- High specification offices with kitchen facilities, lift and WC's
- 1 electric level access loading door leading to a self-contained delivery yard
- Easy access to the A38/A52 and Junction 25/28 of the M1
- Established industrial estate
- Available June 2026 on new lease terms



TO LET



Location



Gallery



Video



Contact

Location

Meteor Business Park is situated to the north of Derby city centre off the A608, offering good connectivity to the A38 and A52 dual carriageway via the A608/A61 in turn linking to Junction 25 and 28 of the M1 Motorway. The immediate area is populated by industrial/warehouse units and adjoins the Meteor Retail Park.

The Property

The property comprises a semi detached industrial/warehouse unit. Internally the premises provides clear span warehouse accommodation with high quality office accommodation across both the ground and first floor. There are kitchen facilities and three sets of WCs. The basic specification includes:-

- ❖ Electric level access roller shutter loading door
- ❖ 3 phase power
- ❖ Warehouse lighting and roof lights
- ❖ Minimum 5.5 metre eaves
- ❖ Self contained delivery yard and parking
- ❖ Comprehensive offices with suspended ceilings, lighting and air conditioning.

Accommodation

The property provides the following approximate gross internal floor area:

Unit	M ²	FT ²
Ground floor warehouse / offices	1,143	12,299
First floor offices	401	4,316
Total	1,544	16,615





Business Rates

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

£121,000

The current UBR is 48.0p, however all interested parties are advised to make their specific enquiries with the local billing authority.

Service Charge

A service charge is payable for common areas and facilities on the estate. Further details are available on request.

Legal Costs

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

Energy Performance Certificate

The property has an Energy Performance Certificate rating of:

D(94) valid until August 2030

Planning

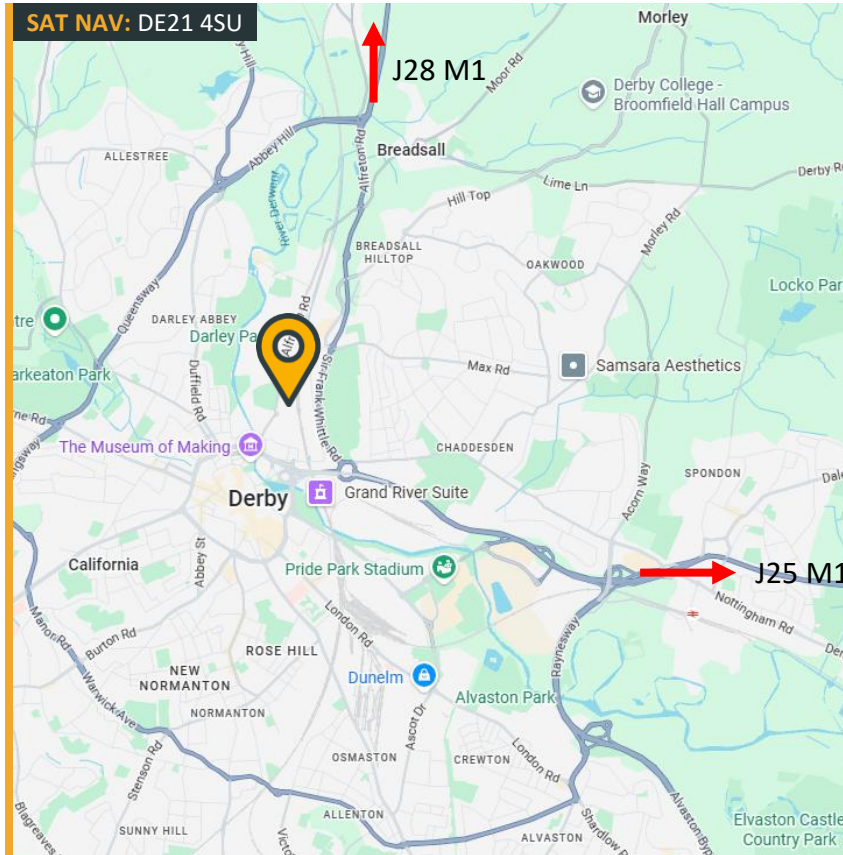
The building is intended for:

B2 (General Industrial)

B8 (Storage or Distribution)

(Interested parties should make their own enquiries with Amber Valley Borough Council).





Rent

The property is available to let on new lease terms for a term to be agreed at a rent of:-

On application

VAT

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

Further Information

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

Darran Severn

07917 460 031

darran@fhp.co.uk

Harry Gamble

07398 443 828

harry.gamble@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

North Point, Cardinal Square,
10 Nottingham Road, Derby,
DE1 3QT

fhp.co.uk

30/04/2026

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