

Modern trade counter/warehouse unit in prime position on Pride Park

448m²
(4,824ft²)

- High quality trade counter/warehouse unit
- 7m eaves height
- To be refurbished offering open plan warehouse accommodation
- Popular business location with over 10,000 people working on Pride Park each day
- Available on new lease terms
- Rent – £53,000 per annum



TO LET



Location



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Location

The property is located on Millennium Way which leads to the Derwent Parade which links Derby City Centre to the A52. Pride Park is situated immediately south of the A52 dual carriageway which is one of the city's principal routes connecting Junction 25 and M1 to the east.

Pride Park is Derby's premier business address and has over 10,000 people working on there each day. Whilst predominantly an office business park, the site is also home to numerous car dealings, trade counter operators and storage operators. The site also benefits from David Lloyd Health & Fitness, Derby County Football Club, Seven Restaurant, Greggs and M&S Food.

The Property

The property comprises a semi-detached trade counter/warehouse unit of steel portal frame construction. The property is to be fully refurbished and stripped out offering open plan trade counter/warehouse accommodation throughout. The specification includes:

- 7 metre eaves height
- LED lighting
- Electric roller shutter loading door
- WC and kitchenette facilities
- Car parking and delivery access
- Concrete slab flooring
- Translucent roof lights





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Accommodation

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

	m ²	ft ²
Warehouse space	448	4,824
Total	448	4,824

(This information is given for guidance purposes only.)

EPC

The premises has an EPC rating of:

Unit 6 – 98(D)

Business Rates

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

Rateable value: To be confirmed

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.





Location



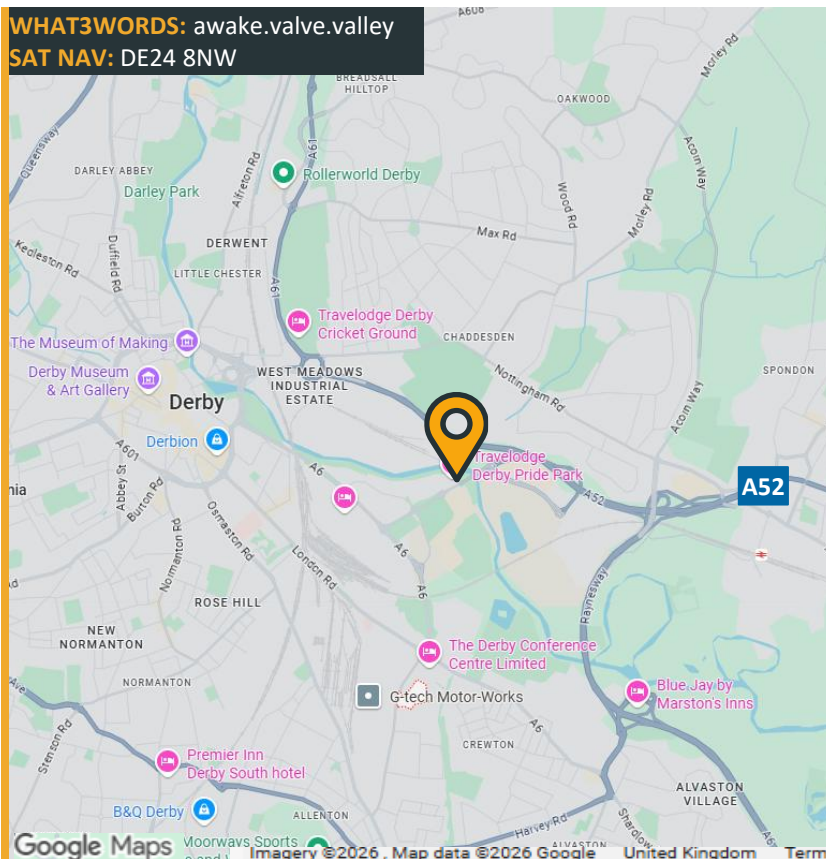
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WHAT3WORDS: awake.valve.valley

SAT NAV: DE24 8NW



Rent

The property is available by way of new lease terms at a rent of:

£53,000 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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Please click here to read our "Property Misdescriptions Act". E&OE.