Unit 5a Trafalgar Park | Victory Road | Derby | DE24 8DX

Good quality industrial/warehouse premises in established industrial location – undergoing refurbishment

1,322m² (14,230ft²)

- Mid-terrace industrial/warehouse unit providing clear span accommodation
- 4.72 metre eaves
- Two level access loading doors
- LED warehouse lighting
- Immediately available
- Rent - £105,000 per annum
- Price on application



FOR SALE/TO LET

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FHP
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Location

Trafalgar Park is an established industrial estate off Victory Road, Derby, close to Derby city centre and with excellent links to the national road network via the nearby Osmaston Park ring road (A5111). The area has access to the A38, A50 and A52 dual carriageways and onwards to the main motorway network including Junctions 24a and 25. Trafalgar Park is situated within close proximity to major occupiers including Rolls Royce national headquarters, Gardner Aerospace and National Grid.

The Property

The property comprises a mid-terraced industrial/warehouse unit providing clear span accommodation with a minimum eaves height of 4.72 metres. The unit benefits from two level access doors and two delivery yards, one to the front of the unit and one to the rear. The property is to undergo a refurbishment – please contact the agents for further information.

The specification includes:

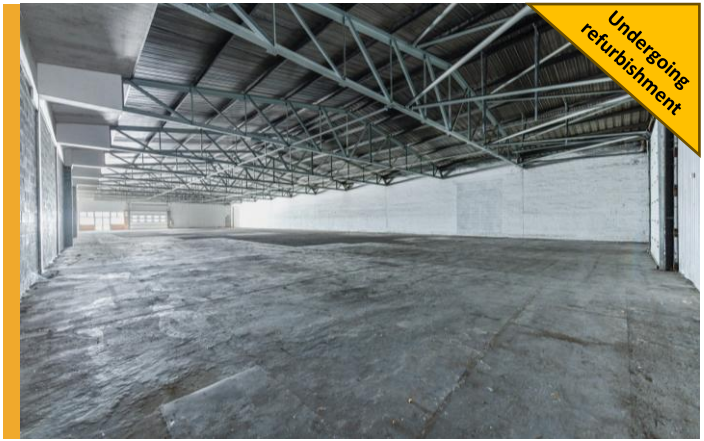
- Two level access roller shutter loading doors
- 3 phase power (150 kva)
- Concrete slab floor
- LED warehouse lighting
- Water supply
- Single W/C

Accommodation

The property provides the following approximate gross internal floor area:

	M²	FT²
Total	**1,322**	**14,230**

By separate negotiation a 0.40 acre storage compound is also available on Trafalgar Park to buy or lease.









Business Rates

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

Rateable value: £79,500

(The current UBR is 48.0p. Interested parties are advised to make their own enquiries with Derby City Council).

Service Charge

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

Planning

We understand the property has planning for:

B2 (General Industrial)
&
B8 (Storage and Distribution)

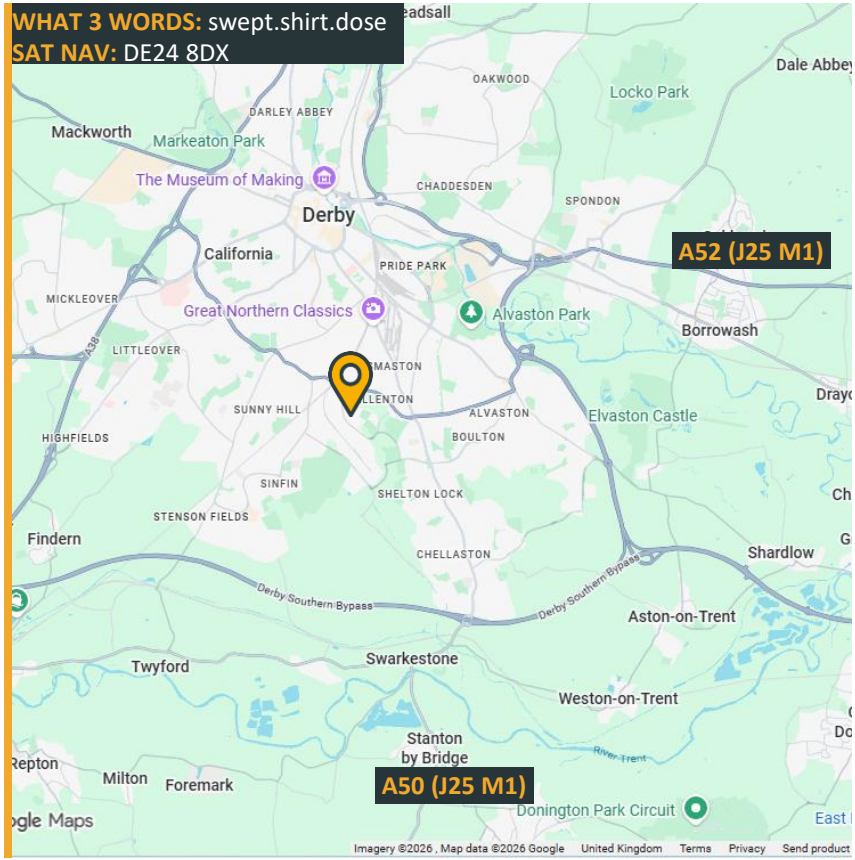
Interested parties must rely on their own enquiries of the local planning authority Derby City Council.

Energy Performance Certificate

The property has an Energy Performance Certificate Rating of B(36).

Legal Costs

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



Price

Following the refurbishment the freehold is available at a price of:-

Price on application

Lease Terms

The property is available to let by way of a new lease for a term of years to be agreed at a rent of:-

£105,000 per annum

VAT

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

Further Information

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

Corbin Archer
07929 716 330
corbin.archer@fhp.co.uk

Darran Severn
07917 460 031
darran@fhp.co.uk

Or contact our joint agent, CPP on 0115 8966 611

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17/11/2026

Please **click here** to read our "Property Misdescriptions Act". E&OE.