

WAREHOUSE , FOR SALE

25 ROYAL SCOT ROAD

Pride Park, Derby, DE24 8AJ



KEY FEATURES

- Price: £375,000 for the Freehold
- 3,002 Sq Ft (278.89 Sq M)
- Modern industrial unit
- With forecourt loading & parking
- Within 0.3 miles of Derby Arena and Park & Ride
- Prime location for businesses
- 0.9 mile walk from Derby Train Station

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LOCATION

Pride Park is located approx 1 mile from Derby City Centre and is generally regarded as a principle location for businesses.

The property is situated on Royal Scot Road, backing onto Derby Arena, offering brand exposure. The unit is within 0.1 miles of Derby County Football Stadium, Pride Park and Ride and the new EG Garages, Starbucks and Sainsbury local.

The unit for sale benefits from excellent commuter and public transport links with Derby train station situated just 0.9 miles and Derby bus station 1.5 miles to the north west. The property has excellent access to the A38/A50 and the A52 which provides direct access to J25 of the M1 which lies just 7.0 miles to the east.

DESCRIPTION

Semi-detached modern warehouse. Well located on Pride Park. Just 0.3 miles of Derby Arena and Park & Ride. With forecourt parking and yard.

Warehouse with offices over two floors totalling 3,002 sq ft, with an additional 1,253 sq ft on mezzanine. Internally the accommodation offers open plan warehouse / workshop space. The warehouse benefits from sodium lighting, complimented by translucent roof panelling, and a full height electrically operated roller shutter loading door (approx 3.7m x 4.1m). Eaves 5.2m lowering to 2.m beneath the mezzanine.

ACCOMMODATION

The accommodation has been measured on a Gross Internal Area basis (GIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
Ground	2,443	226.95
First floor office	559	51.93
First floor mezzanine	1,253	116.4
TOTAL	3,002	278.89

PLANNING

We believe the property has been used under Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

All mains services with the exception of gas are connected to the property. The property has 3-Phase Electric. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The property is currently listed as a workshop and premises on VOA.gov.uk.

Rateable Value: £26,000

SERVICE CHARGE

Service charge and the The Derby City Council Estate charge is payable. The budget for Derby City Council is £202 per quarter.

TENURE

Pride Park Unit for sale freehold with vacant possession.

PRICE

The premises is available to buy for £375,000 for the Freehold.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

EPC

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VIEWING

Please contact us or visit www.omeeto.co.uk for full details and a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting OMEETO or our joint agents Salloway. The agents do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

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PARTICULARS UPDATED

02-Jun-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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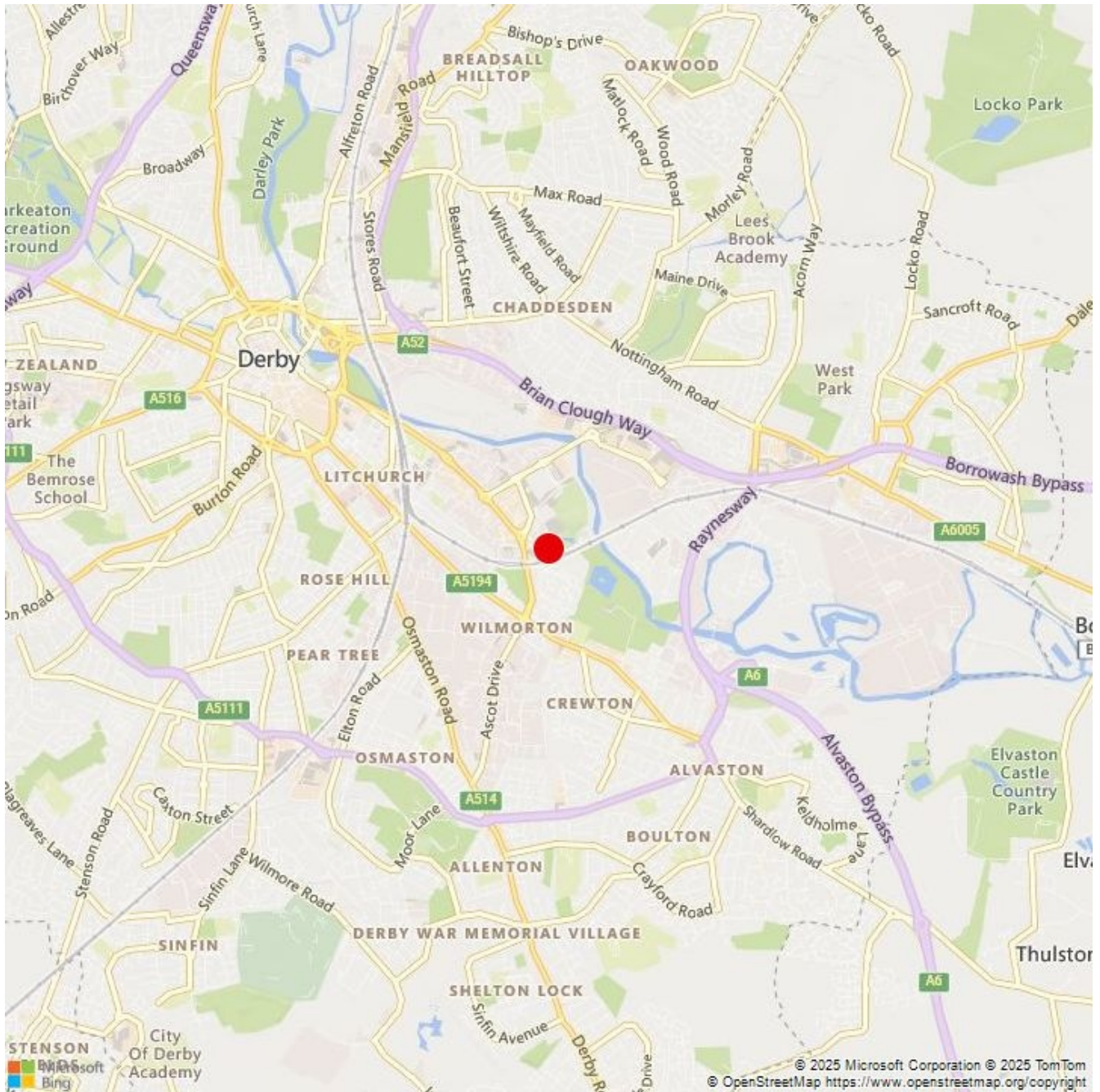
IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

The OMEETO logo, consisting of the word 'OMEETO' in white, uppercase, sans-serif font, set against a dark red, rounded rectangular background.

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