

WAREHOUSE, TO LET

UNIT 6, ASCOT DRIVE

Derby, DE24 8NW



KEY FEATURES

- Rent: £28,950 per annum
- 2,895 Sq Ft (268.95 Sq M)
- 4.5 metre eaves
- Electric roller shutter door
- Forecourt loading
- 2.5 miles from Derby city centre
- Prime location with frontage onto Ascot Drive

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LOCATION

Ascot Drive forms part of Derby's established industrial and trade district, located approximately two miles south-east of the city centre. Unit 6 enjoys strong connectivity via London Road (A6) and Osmaston Road (A514), offering quick access to Pride Park, the A52, outer ring road, A50 and M1 motorway. This is one of Derby's principal destinations for manufacturing, storage and trade, ideal for businesses seeking well-connected warehouse space with excellent regional links.

DESCRIPTION

Modern warehouse or trade counter unit with office, kitchen and WC. Finished to an excellent standard with LED lighting, 4.5m eaves, electrically operated roller shutter door. No Car Sales or Repairs thank you.

Externally there is dedicated forecourt loading and 5 allocated parking spaces.

A well-specified warehouse opportunity for those searching for industrial unit to let in Derby, warehouse near Pride Park or trade unit with excellent ring road and M1 access.

ACCOMMODATION

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

FLOOR	Sq Ft	Sq M
TOTAL	2,895	268.95

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 subject to 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 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 warehouse and premises on VOA.gov.uk.

Rateable Value: £17,500

Rates Payable: £7,560

SERVICE CHARGE

Is payable for the running, maintenance and up keep of shared common external areas.

The current service charge budget is £211 per month.

TENURE

Warehouse to let by way of a new lease for a minimum term of 5 years.

RENT

The premises is available to rent for £28,950 per annum.

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

B (45)

VIEWING

Please contact us or visit www.omeeto.co.uk for full details. Physical viewings with proceedable parties can be arranged on request by contacting OMEETO or our joint Agents FHP. OMEETO 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

100062569

PARTICULARS UPDATED

07-Aug-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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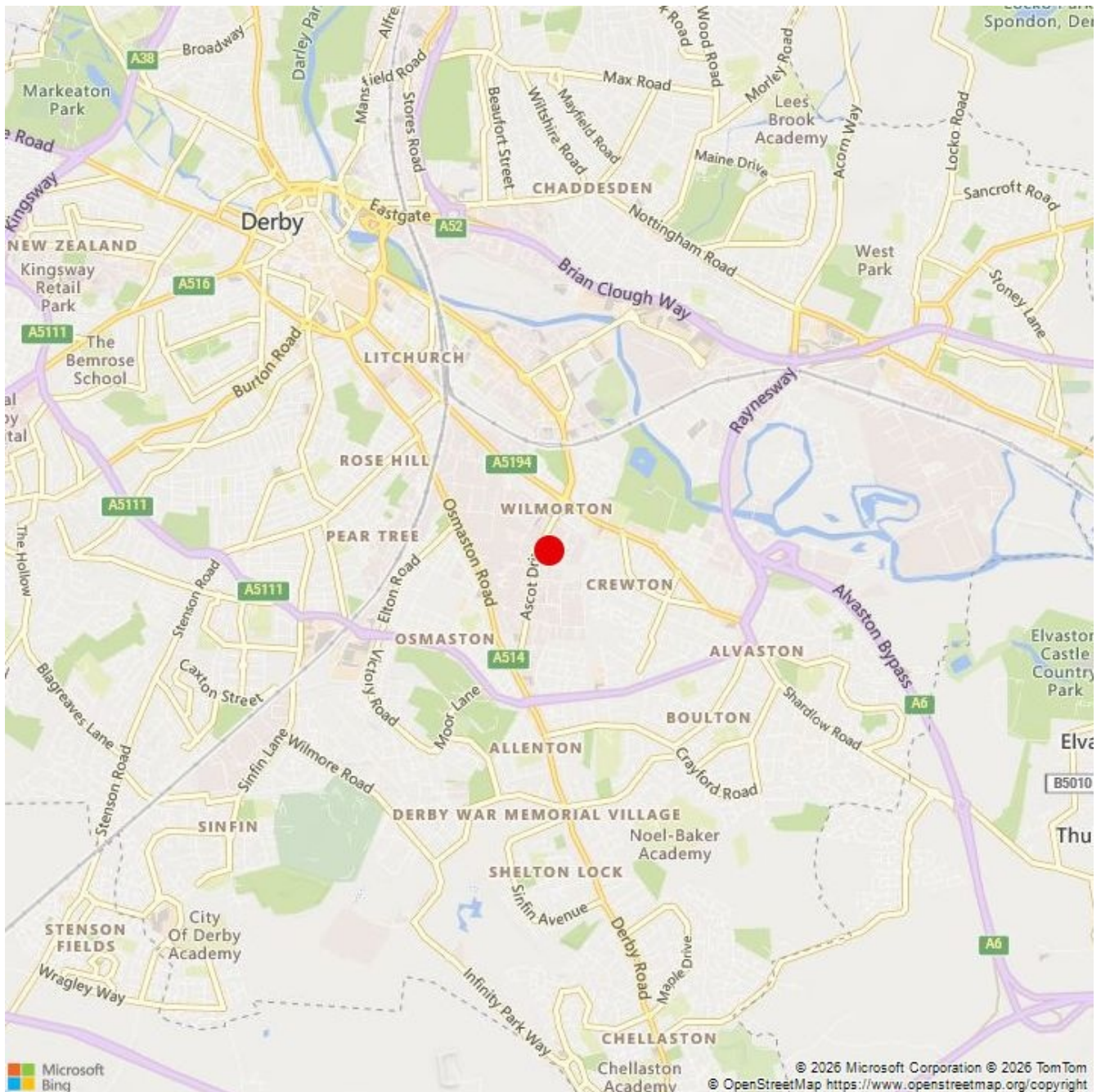
IMPORTANT NOTICE

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.

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