

INDUSTRIAL UNIT, TO LET

34 LONGBRIDGE LANE

Derby, DE24 8UJ



KEY FEATURES

- Rent: £21,500 per annum
- 2,997 Sq Ft (278.42 Sq M)
- 5m eaves
- Electric up & over door roller shutter door
- Forecourt loading
- Parking for 4 vehicles + street parking
- Established business location
- Available from December 2026 due to retirement

OMEETO DERBYSHIRE

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LOCATION

Ascot Drive is situated approximately two miles to the south east of Derby city centre. It is one of Derby's principle destinations for manufacturing, storage and trade. It links with London Road (A6) and Osmaston Road (A514) offering excellent access to Pride Park, the A52, outer ring road and the A50 and M1 Motorway.

Longbridge Lane is accessed directly off Ascot Drive. Nearby occupiers include Edmundson Electrical, CEF, AW Group, Incora and Datum.

DESCRIPTION

Modern mid-terrace industrial unit with designated parking & forecourt loading. Full height electric loading door. Clear internal height approx 5m eaves, LED Lights, electric wall heaters & CAT 5 cabling.

The accommodation provides well appointed warehouse, offices, kitchen and accessible WC on the ground floor. To the first floor is mezz storage and office.

Ample pay and display street parking is available locally. Available from December 2026 due to retirement. No Motor Trade or Car Wash. Preference for clean uses.

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
Ground Floor	1,996	185.43
First Floor Office	175	16.26
Mezzanine	826	76.74
TOTAL	2,997	278.42

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 including 3 Phase Electric 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: £16,250

Rates Payable: £7,020

TENURE

Warehouse to let by way of a new lease for a minimum term of 3 years. Each party are to pay their own legal fees with the tenant and landlord sharing the estate charge in approving a the lease.

RENT

The premises is available to rent for £21,500 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

D(79)

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 our commercial property agents. 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

29-Jul-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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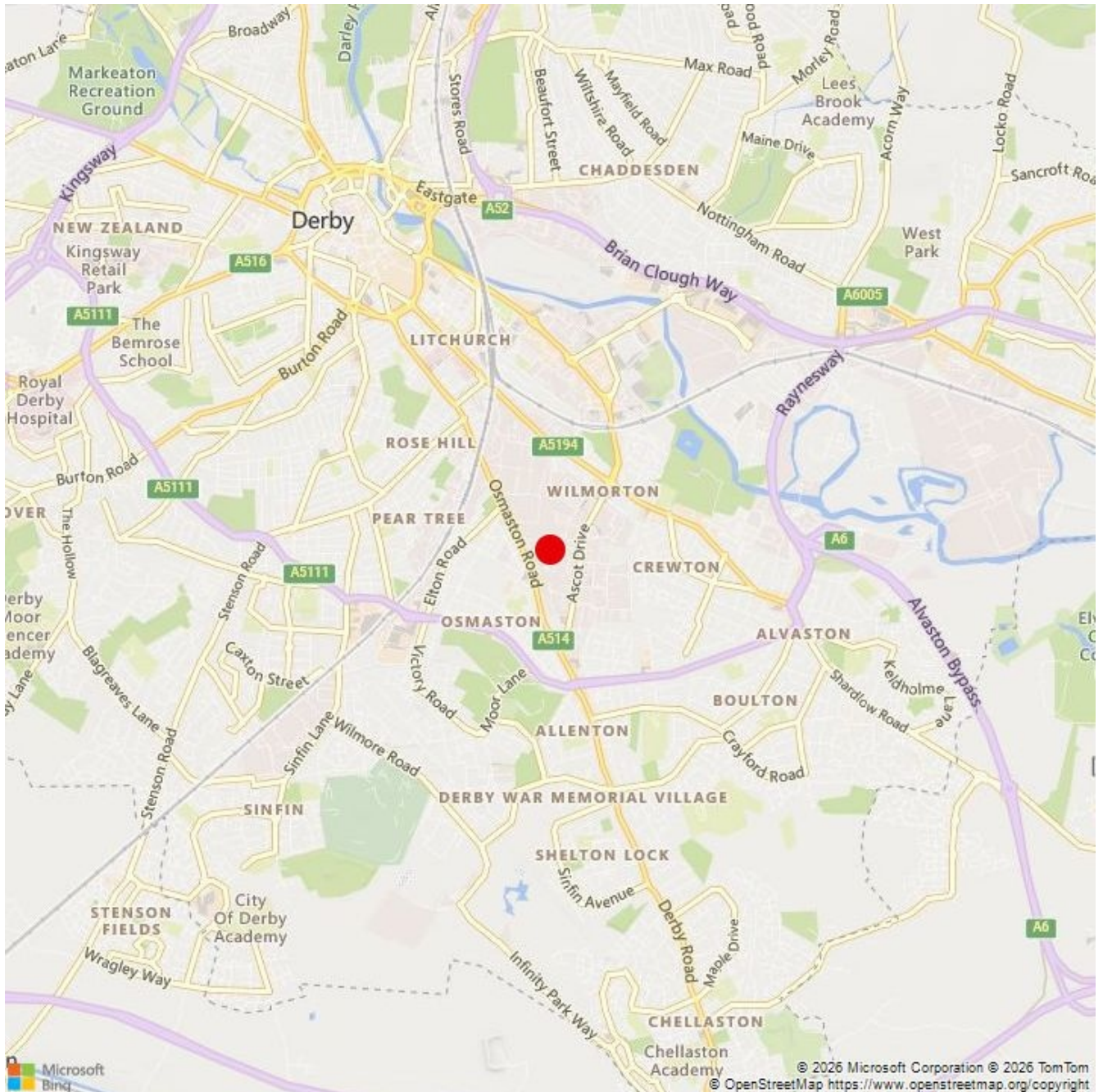
IMPORTANT NOTICE

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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