



Unit 35 Shaftesbury Street South, Sir Francis Ley Industrial Park, Derby, DE23 8YH

A well-presented, industrial unit with first floor offices and secure, self-contained yard, ample parking, and loading.

Providing a GIA 6,761 sq. ft. / 628.4 sqm. or thereabouts.

A popular and established trading location.

Available November 2026.

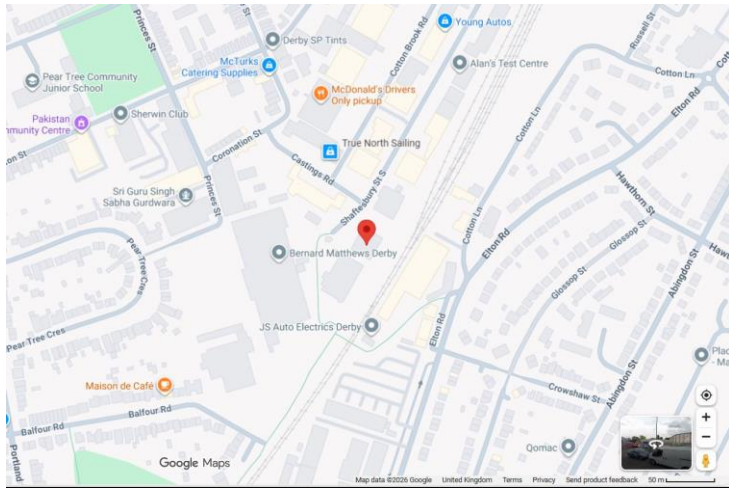
STRICTLY NO MOTOR TRADE

RENT - £48,750 pax

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LOCATION

The property is situated off Shaftesbury Street South, within the Sir Francis Ley Industrial Park (IP). The IP lies approx. 2-miles south of Derby city centre. The location is convenient for Osmaston Road, together with Derbys' inner and outer ring road systems, with ease of access to the A50, the M1/M6 link road.



DESCRIPTION

The property comprises a detached steel portal-frame industrial unit, with cavity concrete block to the lower walls, surmounted by profile mild-steel sheet cladding to the upper walls and roof incorporating profile sheeting with translucent rooflights.



The property benefits from a two-storey office block, providing open-plan offices at first floor, with reception office, kitchen, and amenity space to the ground floor. The warehouse/workshop area has the benefit of concrete floor, an eaves height of approx. 3.5m, and roller shutter service door the front elevation. Externally there is an extensive yard and car parking area, having steel palisade fencing to the perimeter, and double gated access to the estate road.



FLOOR AREAS

Ground Floor		
Office & Amenity	103 sq. ft.	93.2 sqm.
Workshop	4,979 sq. ft.	462.8 sqm.
First Floor		
Offices	779 sq. ft.	72.4 sqm.
TOTAL GIA	6,761 sq. ft.	628.4 sqm.

SERVICES

Mains electricity, water, and drainage are believed to be connected. No tests have been undertaken, and no warranties are given or implied.

PLANNING

The property falls within Use Classes E & B8 as defined by the Town & Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

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RATES

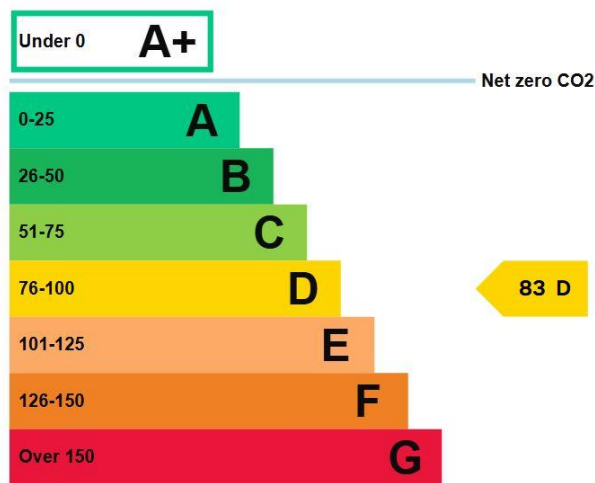
Enquiries of HMRC indicate that the property has the following rateable value, effective from 1st April 2026: -

Factory & Premises £34,750

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D83, expiring 07.07.2027.

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

TERMS

The premises are available by way of brand new full repairing and insuring (FR&I) lease, subject to a minimum term of 3-years.

RENT

£48,750 (forty-eight thousand, seven hundred and fifty pounds) pax.

VALUE ADDED TAX (VAT)

We understand that the property IS elected for VAT, and therefore, VAT WILL be payable on the rent.

NOTE

Please note, motor trade will NOT be accepted.

VIEWINGS

Strictly by prior appointment with the sole agents: -
Gadsby Nichols

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

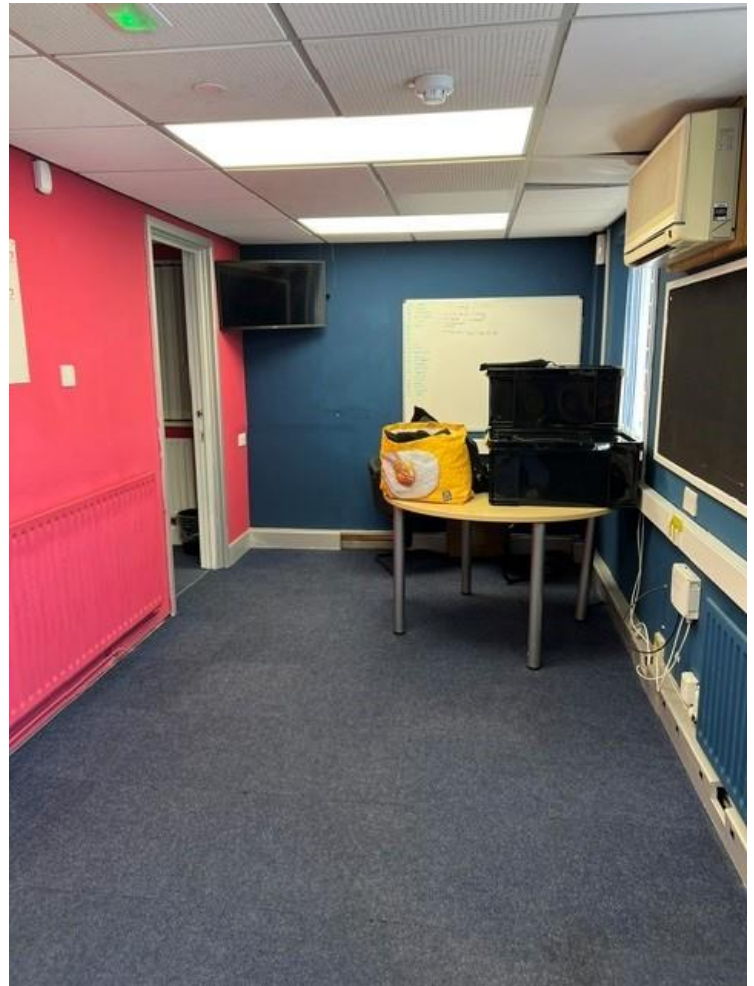
OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT



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