



NORTHERN TRUST
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TO LET

DERBY TRADING ESTATE

STORES ROAD | DERBY | DE21 4BE

INDUSTRIAL UNITS

1,700 - 6,888 SQ FT

KEY FEATURES

- Excellent Transport Links
- On-Site Parking
- Established Location
- Three-Phase Electricity
- 24/7 Access
- Nearby Amenities

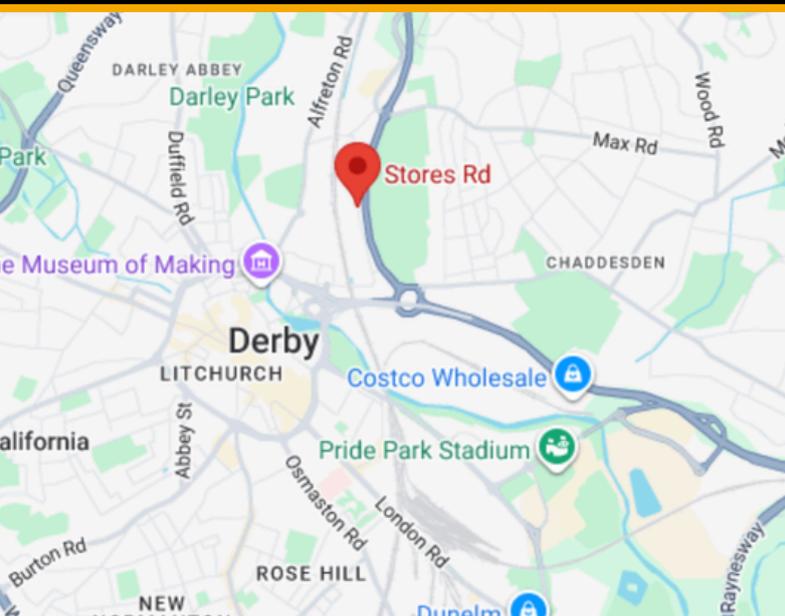


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LOCATION

Derby Trading Estate is prominently located on Stores Road, adjacent to Sir Frank Whittle Road (A61), in a well-established industrial area north-east of Derby City Centre. The estate offers excellent visibility from the main arterial routes and is surrounded by other established industrial occupiers.

The estate benefits from having direct access to the A52 dual carriageway, which provides a straightforward route to Junction 25 of the M1, just under eight miles away, offering excellent regional and national connectivity. Derby Station and Derby City Centre are only a short drive away, providing a wide range of local amenities, including shops, cafés, restaurants and professional services.

MODERN INDUSTRIAL UNITS

1,700 - 6,888 SQ FT

DESCRIPTION

Derby Trading Estate comprises 22 modern industrial units arranged across four terraces, three of which are back-to-back units. The units are of steel portal frame construction with brick and block elevations surmounted by profiled cladding to the walls and roofs. Each unit benefits from an electrically operated roller shutter door, providing secure and convenient access. Internally, the units feature concrete floors and open plan layouts suitable for workshop, industrial or trade counter operations. Externally, each unit benefits from a yard/ car park to the front, offering excellent circulation space for vehicles and deliveries.

KEY FEATURES

- Electrically operated roller shutter doors to each unit
- Secure, self-contained units
- Gated access
- Steel portal frame construction
- Concrete floors
- Office and WC facilities to some units
- Close to Derby City Centre
- Nearby amenities including shops and cafés
- Excellent connectivity via A52 and A61
- Direct access to Junction 25 of the M1
- Well connected to the wider East Midlands Region



EPC

A copy of the individual EPC certificate is available upon request.

TERMS

There are a range of flexible leasing options available.

VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact us.

