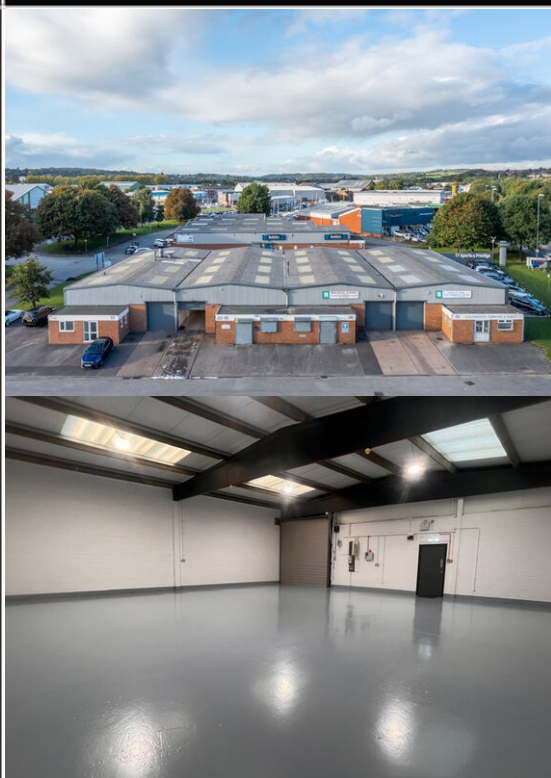




**TO LET**

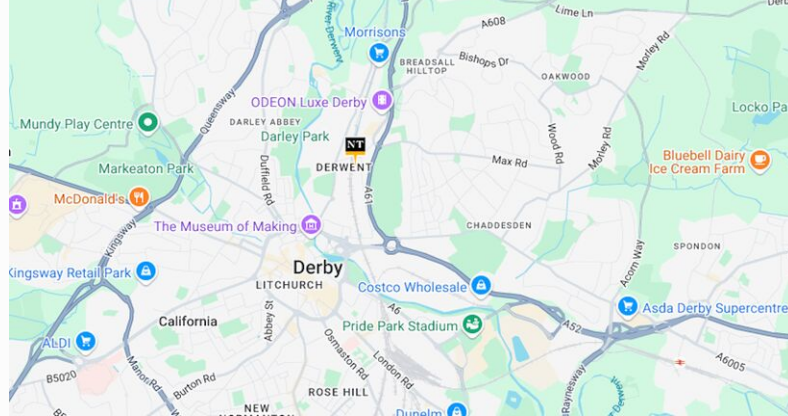
## **DERBY TRADING ESTATE**

**STORES ROAD, DERBY, DE21 4BE**



- **Highly Visible Location**
- **Excellent Transport Links**
- **Good Local Amenities**
- **On-Site Parking**
- **Flexible Terms**

**WORKSHOP / INDUSTRIAL UNITS**  
**1,700 - 2,523 SQ FT (158 - 234 SQ M)**



## TRAVEL DISTANCE

| Location            | Miles | Mins | Transport |
|---------------------|-------|------|-----------|
| Derby City Centre   | 1.6   | 6    | Car       |
| Derby Train Station | 2     | 30   | Walk      |
| Junction 25, M1     | 7.8   | 11   | Car       |

Source: theAA.com

# DERBY TRADING ESTATE

STORES ROAD, DERBY



## DESCRIPTION

Derby Trading Estate is an established industrial estate covering 52,338 sq ft. The estate comprises of 22 units arranged as four terraces, with three of the terraces being back to back units. Unit sizes range from 1,700 sq ft up to 2,523 sq ft.

The units are constructed of steel portal frame, with brick and block elevations surmounted by profile cladding to the walls and roofs. Each unit benefits from a roller shutter door.

## KEY FEATURES

- Steel Portal Frame Construction
- Highly Visible Location
- Excellent Transport Links
- Good Local Amenities
- Kitchenette Facilities

## EPC

Copies of individual certificates are available upon request.

## LOCATION

Derby Trading Estate is located in a prominent position on Stores Road adjacent to the Sir Frank Whittle Road (A61). The estate is situated in a well established industrial area North East of Derby City Centre. The estate benefits from direct access to the A52 dual carriageway, leading to Junction 25 of the M1 providing excellent transport links to the wider region.

## TERMS

There are a range of flexible leasing options available. For further details, please contact us.

## VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



Centrix@Keys Business Village • Keys Park Road • Cannock • WS12 2HA

midlands@northerntrust.co.uk

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