



Unit 11, Dunstall Park Road, Derby DE24 8HJ

**TO LET**

Prominent Trade Counter &  
Warehousing with Secure Parking Now  
Available

**14,779 Sq Ft  
(1,373 Sq M)**

## DESCRIPTION

The unit is of steel portal framed construction with elevations of brickwork construction surmounted by insulated cladding. Internally the unit benefits from two electric roller shutter doors, concrete flooring, newly installed LED lighting and 3 phase Electricity. There is also first floor office accommodation which includes WC facilities and has recently been refurbished throughout. The ground floor also benefits from a dedicated trade counter area fronting Ascot Drive, with parking available off Dunstall Park Road.

- ✓ Large trade counter with modern first floor offices
- ✓ Industrial unit to rear with secure fenced car parking
- ✓ Available by way of sub-lease/assignment expiring 2026
- ✓ Situated within popular Ascot Drive /Osmaston Park area
- ✓ Current Rent Payable - £63,000 per annum



## LOCATION

The property is accessed off Ascot Drive, on Dunstall Park Road, which connects with the A6 London Road (Pride Park link) and the A514 Osmaston Road (Outer Ring Road). This well established warehouse/trade counter estate lies approximately 2 miles south of Derby City Centre.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse & Trade Counter	10,769	1,000
First Floor Offices	4,010	373
<b>Total</b>	<b>14,779</b>	<b>1,373</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

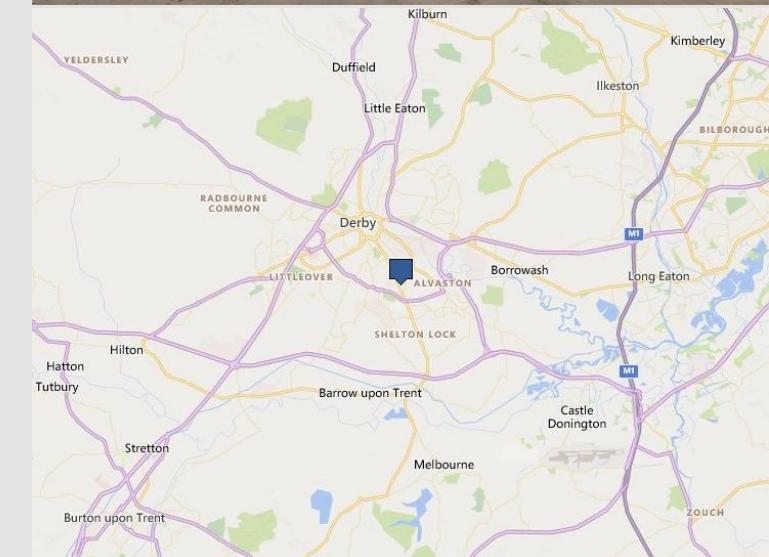
## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The property is currently held on a 12-year lease term expiring on 3rd November 2026, at a passing rent of £63,000 per annum. The lease has the benefit of a break clause on November 2021.

**EPC** EPC report is available upon request.



## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

Mr Robbie Farrell  
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