

Press Release 2025



HIGH QUALITY INDUSTRIAL/WAREHOUSE UNIT IN DERBY TO LET

On behalf of private clients, FHP Property Consultants are pleased to bring to the market Unit E7, Ashlyn Road, West Meadows Industrial Estate, Derby, DE21 6XE.

West Meadows Industrial Estate is conveniently located off Pentagon Island at the intersection of the A52 and the A615 Sir Frank Whittle Way, which leads to the A38 dual carriageway. Therefore the property has good road connections to the M1 motorway, city centre, and the inner and outer ring roads.

West Meadows Industrial Estate is popular with trade counters, manufacturers and storage operators alike, with local occupiers including Plumb Centre, Europcar, Suzuki/Omoda Car Dealership, Kwik Fit and Motorpoint.

The property comprises clear span industrial/warehouse accommodation with an amenity block at the front. The internal eaves height is approximately 5.9 metres rising to 6.6 metres with access via an electric roller shutter loading door. The basic specification includes LED lighting, roof lights, 3 phase power, W/C, concrete flooring and parking.

This 5,010ft² industrial/warehouse unit is available on new lease terms at a rent of £45,090 per annum.

Harry Gamble of FHP Property Consultants comments:

“There are not many 5,000ft² high quality industrial/warehouse units in Derby let alone on an established industrial estate like West Meadows. We are pleased to bring this property to the market, particularly at a time when there is a general shortage in stock in and around Derby and with this unit being situated just off Pentagon Island, we suspect there will be a good amount of interest. This unit would suit manufacturing, storage uses and trade counters so I look forward to speaking with prospective occupiers.”

For further information or to arrange a viewing, please contact Harry Gamble on 07398 443 828 / harry.gamble@fhp.co.uk or Corbin Archer on 07929 716 330 / corbin.archer@fhp.co.uk.

ENDS
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