

# DUNSTALL PARK

Phase 1, Dunstall Park Road, Off Ascot Drive  
Derby, DE24 8HJ

## FOR SALE or TO LET Trade Counter\*/ Warehouse/Workshop Units

From 2,583 sq. ft. /240 sq. m. to 4,630 sq. ft. /430 sq. m.



### DUNSTALL PARK SITE PLAN

- Phase 1
- Phase 2
- Phase 3



**Viewing strictly by appointment only**

For further information, contact the sole agents:

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# PHASE 1 DUNSTALL PARK

Dunstall Park Road, Off Ascot Drive, Derby, DE24 8HJ

An exciting new development of trade-counter\*, warehouse and workshop units from 2,583 sq. ft. /240 sq. m. to 4,630 sq. ft. /430 sq. m. situated on the sought-after Osmaston Park Industrial Estate which is also known as 'Ascot Drive' after the name of the spine road which runs through the estate.

Ascot Drive has established itself as one of Derby's best known trading and industrial estates, serving the south of the city, and comprising a well-established business community trading across a number of sectors. These include non-food retail such as Dunelm; trade-counter including Wolseley 'centres', Travis Perkins builders' merchants, Screwfix; windows and doors companies; automotive businesses; and a wide range of other workshop and warehouse occupiers.

Phase 1 of the Dunstall Park development comprises a range of mono-pitched and pitched-roof buildings from 2,583 sq. ft. / 240 sq. m. By combining units, a variety of sizes can be offered up to 15,400 sq. ft. / 1,430 sq. m. The units will be completed to a high quality shell specification, ready to receive occupiers fit-out.

## LOCATION

The premises are located on the Osmaston Park Industrial Estate (Ascot Drive), on Dunstall Park Road, just off Ascot Drive close to its junction with Osmaston Road and about 1.5 miles to the south east of Derby City Centre.

The Ring Road and Allenton Suburban Shopping Centre are a quarter of a mile away whilst the A50 trunk road is about 2.5 miles to the south east.

## TERMS

The premises are available on either a freehold 'for sale' or leasehold 'to let' basis. Where leasehold arrangements are preferred, the premises will be let on new leases on institutional full repairing and insuring terms.

## VAT

VAT is applicable to rents and service charges at the prevailing rate.

## UTILITIES

All mains services will be connected to the units.

## \*PLANNING PERMISSION

The premises have planning permission for B1(c) and B8 uses.

\*Trade counter businesses that cannot operate under a B8 consent should contact Derby City Council to ascertain whether or not planning permission is required for their use.

## PRICE/RENT

Prices and rents are available upon request from the sole agents.

## RATEABLE VALUE

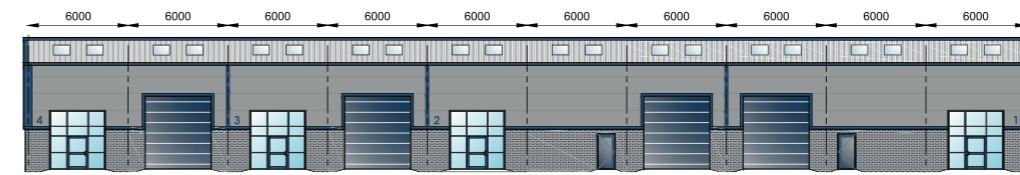
The units have not been assessed for Rating purposes.

## LEGAL COSTS

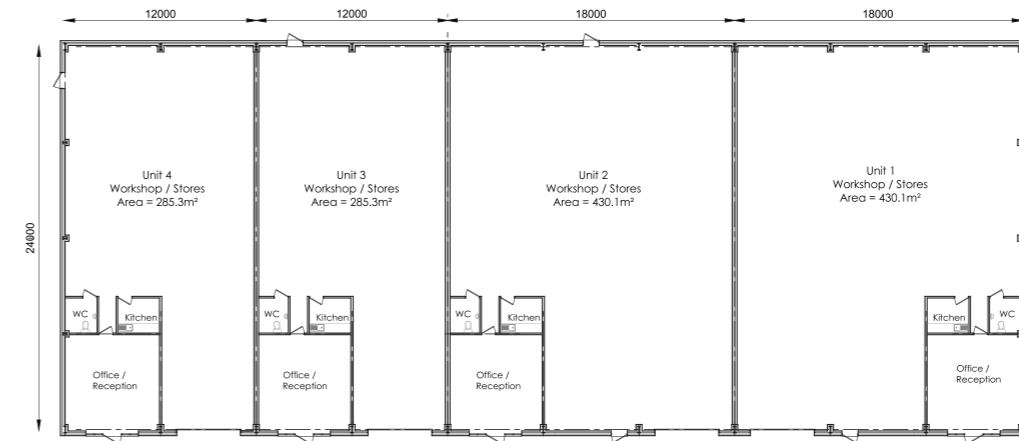
Each party is to be responsible for its own legal costs.

## SERVICE CHARGE

A service charge will be levied to cover the general maintenance of the Dunstall Park development.



Front elevation



Ground floor plan



Phase 1 site plan

## SCHEDULE OF ACCOMMODATION

Unit	Size (sq. ft./sq. m.)	Roof/Eaves Height	Availability
1	4,630 sq. ft./430 sq. m.	Pitched 6.2m	For Sale or To Let
2	4,630 sq. ft./430 sq. m.	Pitched 6.2m	For Sale or To Let
3	3,070 sq. ft./285 sq. m.	Pitched 6.2m	For Sale or To Let
4	3,070 sq. ft./285 sq. m.	Pitched 6.2m	For Sale or To Let
5	2,583 sq. ft./240 sq. m.	Mono Pitch 6.2m-4.2m	For Sale or To Let
6	2,583 sq. ft./240 sq. m.	Mono Pitch 6.2m-4.2m	For Sale or To Let
7	2,583 sq. ft./240 sq. m.	Mono Pitch 6.2m-4.2m	For Sale or To Let
8	2,583 sq. ft./240 sq. m.	Mono Pitch 6.2m-4.2m	For Sale or To Let
9	2,583 sq. ft./240 sq. m.	Mono Pitch 6.2m-4.2m	For Sale or To Let
10	2,583 sq. ft./240 sq. m.	Mono Pitch 6.2m-4.2m	For Sale or To Let
11	2,583 sq. ft./240 sq. m.	Mono Pitch 6.2m-4.2m	For Sale or To Let
12	2,583 sq. ft./240 sq. m.	Mono Pitch 6.2m-4.2m	For Sale or To Let
14	4,630 sq. ft./430 sq. m.	Pitched 6.2m	For Sale or To Let
15	4,630 sq. ft./430 sq. m.	Pitched 6.2m	For Sale or To Let