

**To Let**  
£22,000 per annum



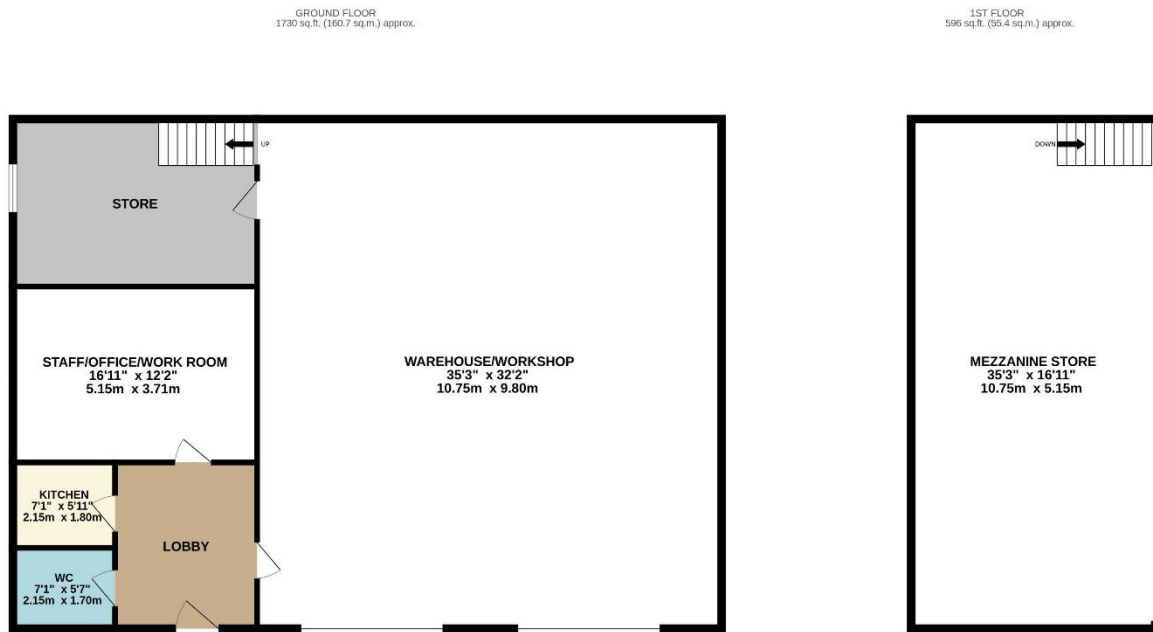
**Lock-up commercial unit offering trade retail warehouse or workshop opportunities situated within an established industrial centre.**

Units D & E Brookfield Industrial Estate, Tansley, Matlock, Derbyshire DE4 5ND

- Lock up workshop, warehouse or trade counter options
- 160.7 sq m ground floor space, plus 55.4 sq m mezzanine
- 2 x full height roller shutter doors
- Established industrial centre
- Unit and visitor parking
- Good delivery access

**MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: [matlock@fidler-taylor.co.uk](mailto:matlock@fidler-taylor.co.uk)  
**ASHBOURNE:** 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: [ashbourne@fidler-taylor.co.uk](mailto:ashbourne@fidler-taylor.co.uk)

## Floor Plan



TOTAL FLOOR AREA: 2325 sq.ft. (216.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Accommodation

#### Ground floor

Open warehouse/workshop with trade counter - 10.75m x 9.80m access to mezzanine, two roller doors, one concealing glazed pedestrian access

Reception area

Office / staff room / work room – 5.15m x 3.71m

WC, kitchen and additional store, stairs to mezzanine

#### First floor

Mezzanine storage - 10.75m x 5.15m

### Outside

Broad forecourt and parking frontage.

### Location

The Brookfield Industrial Estate is located near the village of Tansley and less than two miles from Matlock, affording good road communications around the local road network with direct access to Chesterfield (8 miles), Derby (20 miles), Sheffield (20 miles), and the A38 / M1 corridor further afield.

### Business Rates

The Valuation Office lists the property as Workshop and Premises with a Rateable Value of £TBC, as from 1<sup>st</sup> April 2026.

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

**Energy Performance Certificate (EPC)**

An EPC can be available upon request.

**Lease Terms & Asking Rent**

To rent on flexible lease terms, to be agreed.

£22,000 per annum

**Money Laundering**

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser / tenant.

**Legal Costs**

Each party is to bear their own costs.

**Directions**

From Matlock Crown Square, take Causeway Lane out of Matlock, passing Hall Leys Park and the football ground into Matlock Green. Rise up The Cliff and locate the Brookfield Industrial Estate on the left, turning left onto Old Coach Road. Take the second right turn onto Brookfield Way and proceed to the end before locating an entrance as signed Tansley Pet Shed. Continue forward and the units can be found on the right (formerly Horse & Hen).

**Viewing**

Strictly by prior arrangement with the Matlock office 01629 580228.

Ref FTM11018