

WAREHOUSE WITH OFFICES, TO LET

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# 35, LONGBRIDGE LANE

Derby, DE24 8UJ



## KEY FEATURES

- Rent: £29,850 per annum
- 3,849 Sq Ft (357.57 Sq M)
- 6 metre eaves
- Electric up & over door
- First Floor offices & boardroom with air-con
- Forecourt loading, good parking allocation
- High Spec finish
- Well located on a popular trading estate

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## OMEETO DERBYSHIRE

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[omeeto.co.uk](https://omeeto.co.uk)

The OMEETO logo is a dark purple rounded square with the word 'OMEETO' in white, uppercase, sans-serif font.

## TO LET - WAREHOUSE WITH OFFICES

### LOCATION

Ascot Drive is situated approximately two miles to the south east of Derby city centre. It is one of Derby's principle destinations for manufacturing, storage and trade. It links with London Road (A6) and Osmaston Road (A514) offering excellent access Pride Park, the A52, outer ring road and the A50 and M1 Motorway.

Longbridge Lane is accessed directly off Ascot Drive. Nearby occupiers include Pattonair (Head Office), Frame Fast and Birds Bakery.

### DESCRIPTION

DRAFT DETAILS Warehouse with offices and air-con in part, forecourt loading and parking with c 6m eaves.

The ground floor provides a reception, offices, kitchen, parts store and WC. To the first floor there is mezzanine storage, boardroom, meeting room and offices which have air con. The property benefits from an electrically operated up-and-over door (3.6m w x 3.96m h), mix of commercial lighting and electric panel heaters.

Externally there is forecourt loading and 6 designated parking spaces.

### ACCOMMODATION

The industrial unit has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of measuring practice.

FLOOR	Sq Ft	Sq M
Ground floor	2,485	230.86
First floor office areas	996	92.53
First floor mezz	368	34.19
<b>TOTAL</b>	<b>3,849</b>	<b>357.57</b>

### PLANNING

We believe the property has been used under Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be subject to a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

### SERVICES

All mains services including 3 Phase electric with the exception of gas are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

### RATING

The property is currently listed as a workshop and premises on VOA.gov.uk.

**Rateable Value:** £19,250

### TENURE

Warehouse to let by way of a new lease for a minimum term of 3 years.

### RENT

The premises is available to rent for £29,850 per annum.

### VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

### EPC

C(57)

### VIEWING

Please contact us or visit [www.omeeto.co.uk](http://www.omeeto.co.uk) for full details. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

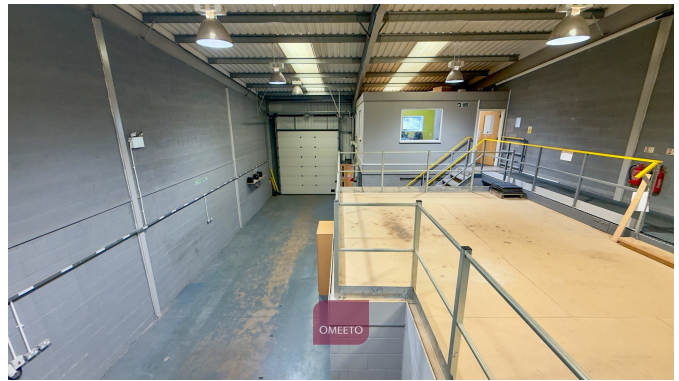
27-Apr-2026

### NOTE

Plans, maps drawings are not to scale.

### OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



### CONTACT

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### IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.

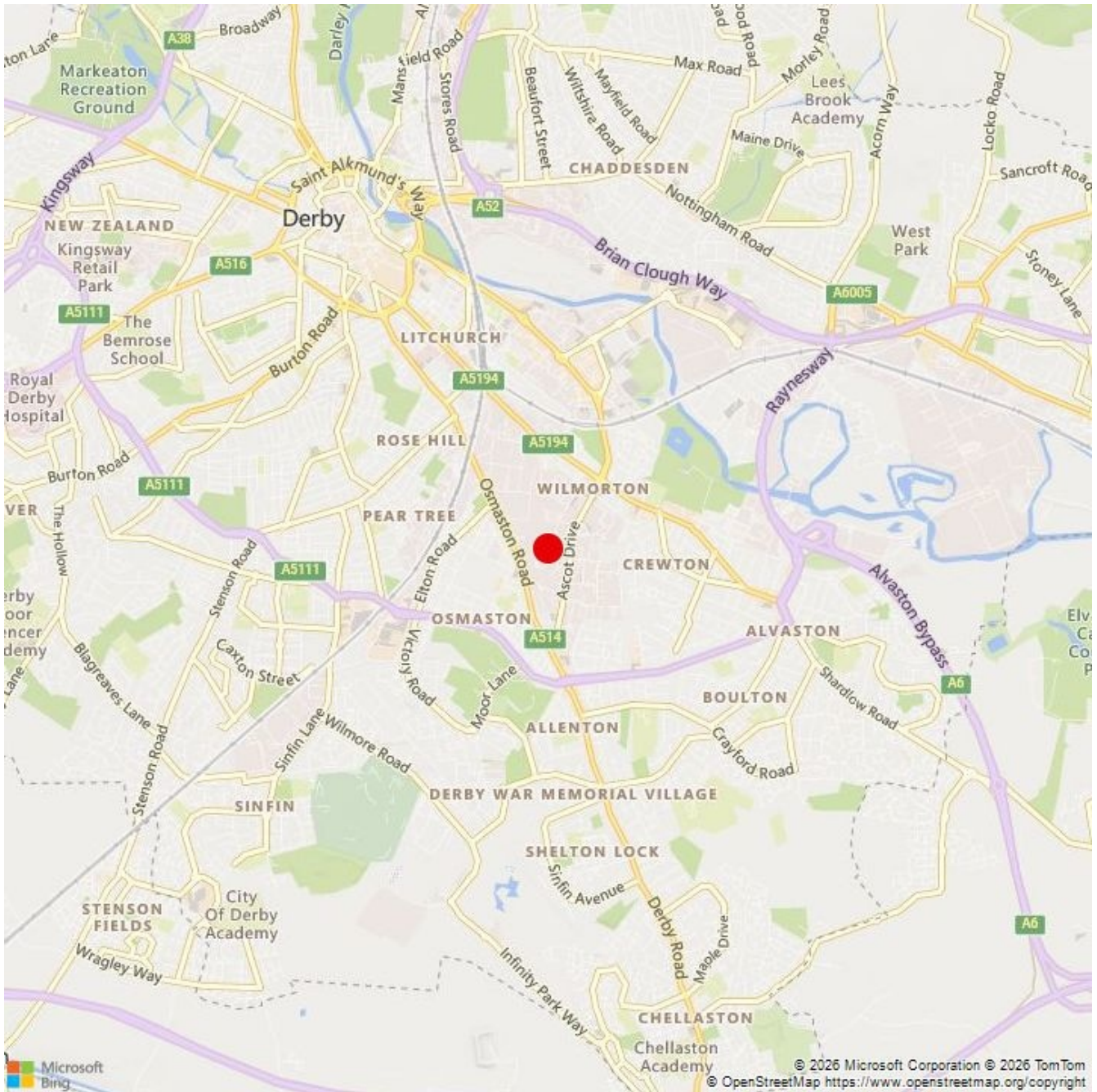
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.

4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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