

OXW326

Derby Commercial Park, Derby

326,243sq ft (30,309 sq m)

Prime Industrial/Logistics Unit

View the virtual tour at oxw326.co.uk

TO LET

**UNDER
REFURBISHMENT**

PC Q2 2025

SAT NAV: **DE21 7HW**

 **BASIS.TREE.NEAT**



**6 MILES TO J24
AND J25 OF THE M1**



**GRADE A
SPECIFICATION**



SPRINKLER SYSTEM



OXENWOOD
REAL ESTATE

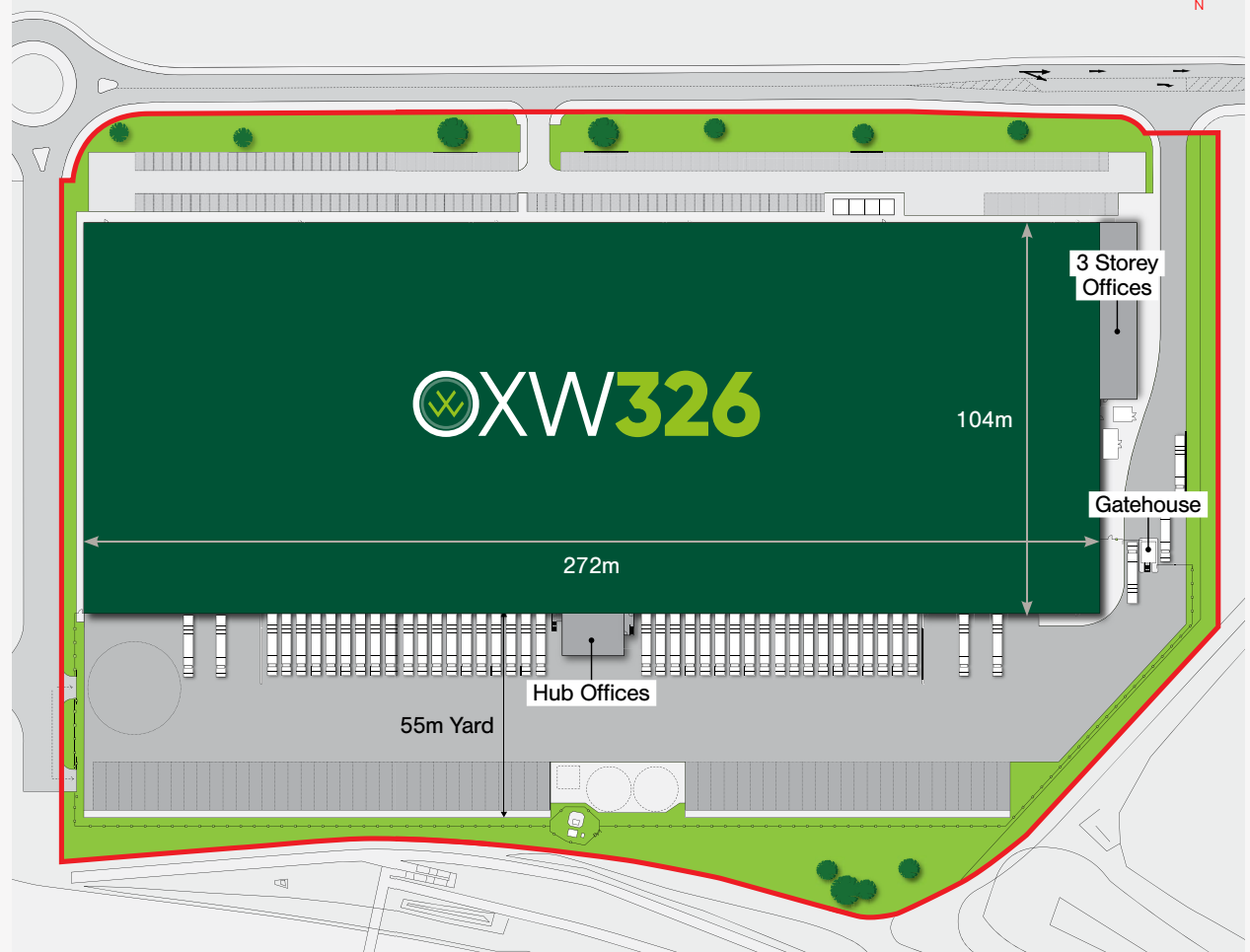
OXW326 is strategically located on Derby Commercial Park, approximately 6 miles to both Junctions 24 and 25 of the M1.

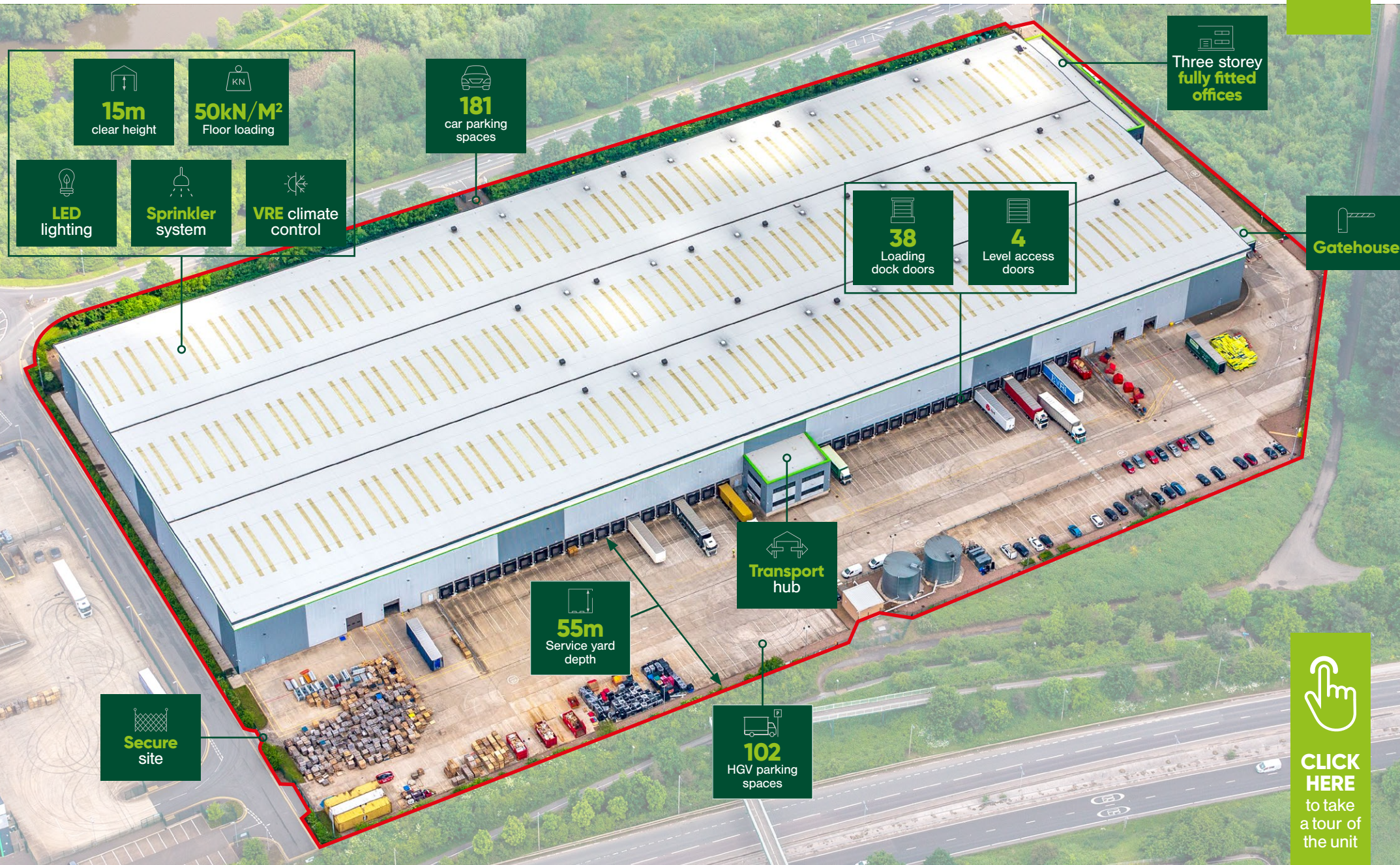
Direct access off Raynesway provides excellent access into Derby City Centre, as well as to the A52 and A50.



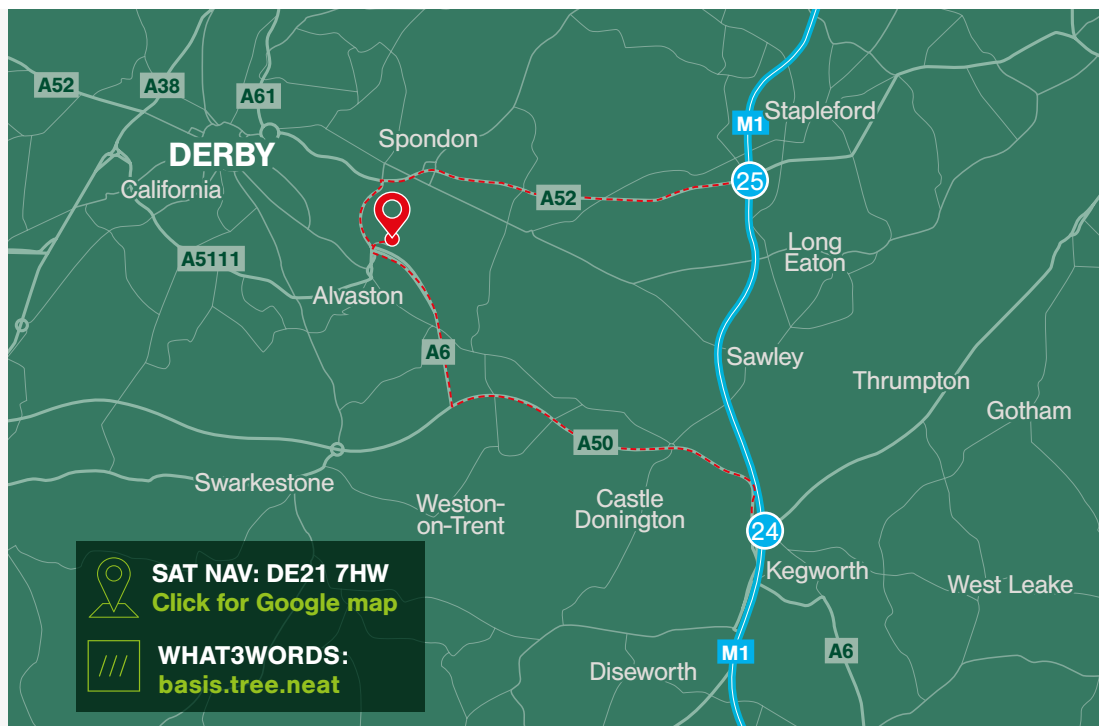
Accommodation

GROUND FLOOR	SQ FT	SQ M
Warehouse	306,544	28,478.90
Offices - Ground Floor	5,317	494.0
Offices - First Floor	5,098	473.6
Offices - Second Floor	5,098	473.6
Offices - Hub - Ground Floor	2,068	192.1
Offices - Hub - First Floor	1,949	181.1
Gate House	169	15.7
TOTAL	326,243	30,309





**CLICK
HERE**
to take
a tour of
the unit



LOCATION	DISTANCE	TIME
Derby	4 miles	7 mins
M1 J24	6 miles	8 mins
M1 J25	6 miles	8 mins
Nottingham	14.5 miles	22 mins
Leicester	30 miles	42 mins
Sheffield	49 miles	1 hr
Birmingham	51 miles	57 mins
Northampton	65 miles	1 hr 11 mins
London	130 miles	2 hrs 50 mins
AIRPORT		
East Midlands	12 miles	20 mins
Birmingham	46 miles	50 mins
Heathrow	128 miles	2 hrs 10 mins
FREIGHT TERMINAL		
East Midlands Gateway	12 miles	18 mins

TENURE

The property is available leasehold by way of a new lease on terms to be agreed.

PLANNING

B2 and B8.

BUSINESS RATES

The rateable value is available on application.

SERVICES

We understand mains gas, three phase electricity, water and drainage are all connected to the property.

EPC

A12 rating.

Colliers
colliers.com/uk/industrial
0121 265 7500
020 7935 4499

Sam Robinson
07825 437 213
sam.robinson@colliers.com
James Haestier
07818 038 009
james.haestier@colliers.com
Tim Harding
07860 180 328
tim.harding@colliers.com

DTRE
020 3328 9080
www.dtre.com

Tom Fairlie
0774 744 1858
tom.fairlie@dtre.com
Ollie Withers
0749 685 2526
ollie.withers@dtre.com

Knight Frank
0121 200 2220
KnightFrank.co.uk

James Clements
07436 165 015
james.clements@knightfrank.com
Edward Kennerley
07972 187 779
edward.kennerley@knightfrank.com

Conditions under which particulars are issued: Knight Frank, Colliers and DTRE for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Knight Frank, Colliers and DTRE has any authority to make or give any representation or warranty whatever in relation to this property. January 2025 carve-design.co.uk 16533/9