

Local Plan Viability (Commercial)

Derby City Council

April 2026

Contents

1. Executive Summary3

2. Introduction5

3. Commercial Typologies.....7

4. Methodology.....9

5. Appraisal Assumptions..... 14

6. Appraisal Results.....24

7. Conclusions 29

Appendices

- Appendix 1 – Leasehold Transactions – City Centre Offices
- Appendix 2 – Sales Evidence – City Centre Offices
- Appendix 3 – Leasehold Transactions – Industrial
- Appendix 4 – Sales Evidence – Industrial

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For and on behalf of Avison Young (UK) Limited

1. Executive Summary

- 1.1 Avison Young has been commissioned by Derby City Council to undertake a strategic viability assessment of commercial development to support the preparation of the Draft Derby Local Plan (Regulation 18). The purpose of the assessment is to consider whether new commercial developments are likely to be financially viable to build in Derby under current market conditions and understand the impact of the proposed Local Plan policies on the viability and deliverability of commercial development across the City, both on an individual policy basis and cumulatively, and regarding current market conditions and emerging national policy requirements.
- 1.2 The assessment has been prepared in accordance with the RICS *Financial Viability in Planning: Conduct and Reporting* Professional Statement and relevant national planning policy and guidance. It adopts a plan-level, typology-based approach, consistent with Planning Practice Guidance, recognising that it is neither practical nor necessary to assess the viability of every individual site at this stage of plan making.
- 1.3 A range of representative commercial development typologies have been tested, reflecting the types of development likely to come forward during the plan period. The typologies cover a range of unit sizes, city centre and non-city centre locations, and both greenfield and brownfield land. Viability has been assessed using a residual valuation approach, with outputs compared against appropriate benchmark land values derived using an Existing Use Value plus (EUV+) methodology.
- 1.4 The findings indicate that, under current conditions, most forms of commercial development in Derby are not viable. This is primarily due to a combination of high construction costs, relatively low rental values, particularly for office uses, and the cumulative impact of planning policy requirements. Viability challenges are evident across both greenfield and brownfield sites, although the latter consistently performs worse due to additional costs associated with remediation and site preparation.
- 1.5 Office development is identified as the most constrained sector. Current rental levels are insufficient to support the delivery of new, high-quality Grade A office space, particularly in the city centre where development costs are higher. The analysis demonstrates that substantial increases in rental values, significant reductions in construction costs, or external support would be required to enable office schemes to come forward.
- 1.6 Industrial (B2 and B8) uses perform comparatively better, supported by stronger underlying market demand and more favourable cost-to-value relationships. However, even within these sectors, viability remains marginal in many cases, with only limited scenarios, primarily smaller-scale B8 development demonstrating consistent viability/deliverability. However, and importantly, these outcomes are highly sensitive, and these uses do demonstrate viability (on Greenfield and Brownfield sites) with relatively small /minor adjustments in rents and / or construction costs.
- 1.7 The assessment also highlights the cumulative impact of planning policy requirements. Whilst individual policy costs are often modest, their combined effect can materially erode viability, particularly in already marginal schemes. This is most evident in the case of office development and brownfield regeneration, where additional costs associated with emerging policy requirements could further constrain deliverability.
- 1.8 Overall, the findings underline the importance of adopting a balanced and flexible approach to plan-making and decision-taking. In order to support the delivery of commercial development over the plan period, it will be necessary to maintain ongoing review of market conditions, apply policy requirements proportionately, and allow for site-specific viability considerations where appropriate.

- 1.9 This assessment provides a robust and proportionate evidence base to inform the Draft Local Plan and supports the need for an appropriate balance between the Council's policy aspirations and the realistic prospect of commercial development coming forward during the plan period.

2. Introduction

- 2.1 Avison Young (AY) has been appointed by Derby City Council (The Council) to undertake a viability assessment of its Draft Local Plan for Derby (Reg 18 Consultation Document).
- 2.2 The purpose of the assessment is to understand the impact of the policies, included within the Draft Local Plan, on the viability of commercial development across the City, both from an individual policy basis, cumulatively and considering the upcoming impact of any new / emerging national legislation.
- 2.3 This assessment is based on a range of 'typologies' that are further expanded upon within Section 3 of this report.
- 2.4 Further detail on the methodology and assumptions applied within this assessment are included within Sections 4 and 5 respectively.
- 2.5 The results from the appraisals and sensitivity analysis are presented in Section 6 and Section 7 concludes this report.

Basis of Reporting

- 2.6 Our report has been prepared in accordance with the RICS Professional Statement Financial Viability in Planning: Conduct, and Reporting, 1st edition, May 2019¹.
- 2.7 Further to the mandatory RICS reporting requirements the assessment has also been undertaken with due regard to the RICS Guidance Note: Assessing viability in planning under the National Planning Policy Framework 2019² for England, 1st edition March 2021 and the latest Planning Policy guidance (PPG) and National Planning Policy Framework (NPPF) guidance relating to viability³.
- 2.8 The advice contained within this report does not constitute a valuation(s) in accordance with RICS Valuation – Global Standards 2022 and should not be relied upon as such⁴.
- 2.9 This assessment has been carried out by an RICS member who has acted with objectivity, impartially, without interference and with reference to all appropriate available sources of information. Furthermore, the RICS member who has undertaken this report is a suitably qualified practitioner and RICS Registered Valuer with sufficient skills, expertise and knowledge to provide a robust and objective assessment.
- 2.10 The RICS member has extensive experience in advising on financial viability assessments and up-to-date knowledge of the planning system gained through previous viability experience and working alongside Avison Young's local and national planning teams.
- 2.11 This report has been prepared for the sole use of our client, based on the scope of work and on the terms and conditions agreed with our client. Whilst facts have been rigorously checked, Avison Young

¹ This document sets out mandatory requirements on conduct and reporting in relation to viability assessments for planning in England to demonstrate how a reasonable, objective and impartial outcome should be arrived at.

² It should be noted that although the latest version of the NPPF is December 2024 the guidance remains valid.

³ Within this assessment we have not considered any of the proposed reforms that may impact on viability, set out in the open consultation – '*National Planning Policy Framework: proposed reforms and other changes to the planning system*'.

⁴ The assessment is prepared for assessing the viability of development to assist with planning matters, either plan/policy making, or decision taking. The assessment therefore constitutes an exception from valuation technical and performance standards ('VPS') 1 – 5 of the Red Book and is not a formal valuation and should not be relied upon as such.

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3. Commercial Typologies

- 3.1 Para 003⁵ of Planning Policy Guidance (NPPG) states that assessing the viability of local plans does not require individual testing of every site or assurance that individual sites are viable. Instead, PPG states that plan makers can use site typologies to determine viability at the plan making stage.
- 3.2 PPG further states⁶ that plan makers can follow a typology approach to ensure that they are creating realistic, deliverable policies based on the type of sites that are likely to come forward for development over the plan period. In following this process plan makers can first group sites by shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of development. The characteristics used to group sites should reflect the nature of typical sites that may be developed within the plan area and the type of development proposed for allocation in the plan.
- 3.3 Whilst the Draft Local Plan includes 'employment / commercial land' allocations there is limited / sufficiently detailed information upon which to appraise the viability of each of these.
- 3.4 Instead this assessment has tested viability based on several hypothetical development schemes / typologies which reflect the main types of commercial development likely to come forward over the plan period.

Commercial Typologies

- 3.5 The typologies to be tested in this assessment have been agreed with the Council and are summarised in the table below.

Table 3.1 – Commercial Typologies

Use Type	Gross Size		Site Area (Ha) ⁷	
	Sq.m	Sq.ft	City Centre	Other Areas
Offices (E)	6,968	75,000	0.17	0.87
	4,645	50,000	0.15	0.58
	2,323	25,000	0.12	0.29
	1,394	15,000	0.07	0.17
Industrial (B2)	9,290	100,000	n/a	2.32
	4,645	50,000	n/a	1.16
	2,508	27,000	n/a	0.63
	929	10,000	n/a	0.23
Storage and Distribution (B8)	9,290	100,000	n/a	2.32
	4,645	50,000	n/a	1.16
	2,508	27,000	n/a	0.63
	929	10,000	n/a	0.23

Source: Avison Young and Derby City Council

⁵ Reference ID: 10-003-201807245.0

⁶ Para 004 (Ref ID: 10-004-20190509)

⁷ Plot ratios for offices are hard to make due to the varied nature of office developments. Town centre development may achieve site coverage /development density close to 100%, whereas in out-of-town locations this may be nearer 40%. For this study we have assumed plot coverage / density of 100% with limited car parking within the city centre and aligned assumptions in other areas to out of town business park type office development, which assumes 40% site coverage. For B2 and B8 uses we have assumed 1 storey construction and a plot ratio /development density of 40%.

- 3.6 For the purpose of this assessment we have assumed that all typologies within the City Centre will be on Brownfield land, whereas both greenfield and brownfield typologies occur in other areas, outside of the city centre.

4. Methodology

- 4.1 There is no standard answer to questions of viability, nor is there a single approach for assessing viability.
- 4.2 For the purpose of this assessment we have referred to guidance issued by the Royal Institution of Chartered Surveyors (RICS) and the latest Planning Practice Guidance (PPG) and National Planning Policy Framework (NPPF) guidance relating to viability. In the first instance we have referred to the 'RICS Professional Statement Financial Viability in Planning: Conduct, and Reporting, 1st edition, May 2019. The Guidance provides recommended good practice when assessing financial viability for planning purposes and is grounded in the statutory and regulatory planning regime that currently operates in England.
- 4.3 Financial viability for planning purposes is defined as:
- 'An objective financial viability test of the ability of a development project to meet its costs, including the cost of planning obligations, while ensuring an appropriate site value for the landowner and a market risk adjusted return to the developer in delivering that project'.*
- 4.4 An accepted method of valuation of development land is the 'residual method'. This is explained further in the RICS Valuation Information Paper (VIP) 12. In summary this valuation approach recognises that the value of a development scheme is a function of several elements. These include:
- The value of the completed development (GDV⁸).
 - The direct costs of developing the scheme (TCC⁹).
 - The return (profit) to the developer for taking the development risk and delivering the scheme.
 - The cost of any planning obligations; and
 - The cost or value of the land.
- 4.5 The residual approach can be expressed through the following simple calculation.

Gross Development Value (GDV) (minus) Total Costs (including Developers Profit) = Residual Site Value

- Gross Development Value includes all sales income generated by the development, including income from affordable housing.
- Total Development Costs include construction costs, professional fees, planning/S106, finance / interest charges etc.
- Developer's profit is expressed by reference to a percentage of the Total Development Costs or Gross Development Value. It can also be expressed by reference to an Internal Rate of Return (IRR)¹⁰ or Return on Capital Employed (ROCE)¹¹. IRR and ROCE are not generally used in strategic

⁸ Gross Development Value

⁹ Total Construction Costs

¹⁰ Internal Rate of Return (IRR) is the interest rate at which the net present value of all the cash flows (both positive and negative) from a project or investment equal zero. Internal rate of return is used to evaluate the attractiveness of a project or investment. If the IRR of a new project exceeds a company's required rate of return, that project is desirable. If the IRR falls below the required rate of return, the project is normally rejected.

¹¹ Return on Capital Employed (ROCE) is a financial ratio that measures a company's profitability and the efficiency with which its capital is employed.

viability assessment as they are a relative unstable metric compared to the traditional profit as a proportion of GDV or Development Costs. They are reliant on accurate forecasts of expenditure and revenue and small changes can significantly impact these calculations. As a result, in strategic exercises such as this where timing of costs and income are uncertain or likely to change the approach is less reliable.

- 4.6 The consequential output from the appraisal can then be compared to a benchmark land value to assess the viability of the scheme.
- 4.7 In terms of the process, land value is a key component of a development appraisal, albeit (as explained previously) it can often be the 'outcome' of the appraisal rather than being a fixed figure, hence why appraisals are often referred to as being 'residual', because once all the inputs are included the 'residue' (if there is any) is the amount that the developer can afford to pay for the site.
- 4.8 However, the 'residue' from the appraisal (as a land value) does not always meet the expectations of the landowner. If a developer is only able to pay a significantly reduced sum below the landowners' expectations, or the costs of the scheme exceed the values generated resulting in a negative land value, then the outcome is straight forward. The land will not be sold / released for development.
- 4.9 Therefore, when undertaking a viability assessment, a minimum land value (aka benchmark land value) needs to be identified.

Benchmark Land Value.

- 4.10 Para 013 (Reference ID: 10-013-20190509], of the PPG provides guidance on the issue of benchmark land values and states that a benchmark... should be established on the basis of the Existing Use Value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'Existing Use Value plus (EUV+)'.
 - 4.11 In determining the benchmark PPG states at Para 014 (Ref ID: 10-014-20190509] what factors should be considered. It states that the benchmark land value should:
 - Be based upon Existing Use Value (EUV).
 - Allow for a premium to landowners (including equity resulting from those building their own homes.
 - Reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees; and
 - Be informed by market evidence including current uses, costs and values. Where recent market evidence is used to inform assessment of benchmark land value, this evidence should be based on developments which are compliant with policies, including affordable housing. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.
 - 4.12 PPG defines Existing Use Value at Para 015 (Reference ID: 10 - 015-20180724]. It states that Existing Use Value (EUV) is the first component of calculating benchmark land value. It goes on to state that EUV is the value of the land in its existing use, which will vary depending on the type of site and development types. Para 015 of PPG is also clear in that Existing Use Value is not the price paid for the land and should also disregard hope value.

- 4.13 The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. Para 016 of PPG (Ref: 10-016-20190509) states that the premium should provide a reasonable incentive for a landowner to bring forward land for development while allowing a contribution to fully comply with policy requirements. Para 016 states that the process for establishing the premium will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. Market evidence can include benchmark land values from other viability assessments. Land transactions can be used but only as a cross check to the other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners. PPG states that policy compliance means that the development complies fully with up-to-date plan policies including any policy requirements for contributions towards affordable housing at the relevant levels set out in the plan. PPG also confirms that a decision maker can give appropriate weight to emerging policies.
- 4.14 PPG (para 173¹²) also states that for the purpose of viability assessment alternative use value (AUV) of the land may be informative in establishing benchmark land value. This refers to the value of land for uses other than its existing use. If applying alternative uses when establishing benchmark land value PPG states that these should be limited to those uses which would fully comply with up to date development plan policies, including any policy requirements for contributions towards affordable housing at the relevant levels set out in the plan. It further states that plan makers can set out in which circumstances alternative uses can be used. This might include if there is evidence that the alternative use would fully comply with up to date development plan policies, if it can be demonstrated that the alternative use could be implemented on the site in question, if it can be demonstrated there is market demand for that use, and if there is an explanation as to why the alternative use has not been pursued. Where AUV is used this should be supported by evidence of the costs and values of the alternative use to justify the land value. Valuation based on AUV includes the premium to the landowner. If evidence of AUV is being considered the premium to the landowner must not be double counted.
- 4.15 The RICS professional Statement¹³ also provides guidance on the issue of benchmark land value. It states:

In the interest of transparency, when providing benchmark land values in accordance with the PPG for an FVA, RICS members must report the:

- **Current Use Value.** CUV referred to as EUV or first component in the PPG¹⁴. This equivalent use of terms (i.e. that CUV and EUV are often interchangeable) is dealt with in paragraph 150.1 of IVS 104 Bases of Value (2017).
- **Premium.** Second component as set out in the PPG¹⁵
- **Market Evidence** as adjusted in accordance with the PPG¹⁶
- **All supporting considerations, assumptions and justifications adopted** including valuation reports, where available¹⁷.

¹² Ref: 10-017-20190509

¹³ Financial Viability in Planning Conduct and Reporting, 1st Edition, May 2019

¹⁴ Para 015 (Reference ID: 10 – 015-20190509)

¹⁵ Para 016 (Ref: 10-016-20190509)

¹⁶ Para 016 (Ref: 10-016-20190509)

¹⁷ Para 014 (Ref 10-014-20190509, Para 15 (Ref: 10-15-20190509, Para 16 (Ref: 10-016-20190509)

- **Alternative Use Value** as appropriate (market value on the special assumption of a specified alternative use¹⁸). It will not be appropriate to report an alternative use value where it does not exist.

A statement must be included in the FVA or review of the applicant's FVA or area wide FVA that explains how market evidence and other supporting information has been analysed and, as appropriate, adjusted to reflect existing or emerging planning policy and other relevant considerations. If a market value report has recently been prepared, this should be stated with the reason for the report, assumptions adopted and reported valuation.

In addition, the price paid for the land (or the price expected to be paid through an option or conditional agreement), should be reported as appropriate¹⁹ to improve transparency. Price paid is not allowable evidence for the assessment of BLV and cannot be used to justify failing to comply with policy.

- 4.16 Within this context the benchmark land values applied within this assessment are based on the EUV + approach²⁰. As explained in the previous section of this report our assessment is based on hypothetical 'development typologies' including greenfield and brownfield sites.

Benchmark Land Values for Greenfield Sites

- 4.17 We have assumed that the majority of these sites will be agricultural land.
- 4.18 Agricultural land /greenfield sites rarely transact on the open market and therefore, sourcing land evidence is challenging.
- 4.19 The latest English Estates and Farmland Market Review (winter 25/26) undertaken by Strutt and Parker states that the average price of arable land in England is £27,429 per ha (£11,100 per acre). The report highlights that within the East Midlands, which includes Derbyshire, the bottom 25% of arable land sales achieved a value of £19,274 per ha (£7,800 per acre) and the top 25% of land sales achieved a value of £29,653 per ha (£12,000 per acre).
- 4.20 The Carter Jonas farmland market update (Q4 2025) states that the average value for arable land is currently £23,460 per ha (£9,494 per acre). Within the East Midlands, average values for arable land are reported as £22,240 per ha (£9,000 per acre²¹).
- 4.21 Based on this evidence, we are of the opinion that an appropriate EUV for the greenfield sites would be circa £23,475 per ha (£9,500per acre).

Setting the Premium Multipliers

- 4.22 The setting of a "premium" over and above the EUV is not unusual but it is not without some controversy and disagreement.
- 4.23 In accordance with current guidance,

The premium should provide a reasonable incentive for a landowner to bring forward land for development, while allowing a sufficient contribution to fully comply with policy requirements. It is the minimum return that would persuade a reasonable landowner to release the land for development.

¹⁸ Para 17 (Ref 10-017-20190509)

¹⁹ Para 16 (Ref 10-016-20190509)

²⁰ Alternative Use Values are not relevant for the purpose of this exercise.

²¹ With a low of £19,769 per ha (£8,000 per acre) and a high of £27,800 per acre (£11.250 per acre).

- 4.24 As set out in the RICS guidance there is no standard amount for the premium and the setting of realistic policy requirements that satisfy the reasonable incentive test behind the setting of the premium is a very difficult judgement.
- 4.25 For this assessment we have applied a Benchmark Land Value of £234,755 per ha (£95,000 per acre²²) for Greenfield sites.

Benchmark Land Values for Brownfield Sites

- 4.26 Within the city centre most of the brownfield sites are likely to be surface level car parking. Outside of the city centre brownfield sites are likely to be either vacant / cleared sites generating no rental income or comprise low quality buildings let at very low rents on a short-term basis. Therefore, the EUV of most brownfield sites is likely to be inherently low.
- 4.27 The issue of abnormal costs is also dealt with by PPG, which states that “abnormal costs, including those associated with treatment for contaminated sites or listed buildings or costs associated with brownfield, phased or complex sites should be taken into account when defining benchmark land value”. In other words, the impact upon development of such costs would be neutral.
- 4.28 Within this context it is difficult to establish what an appropriate minimum benchmark land value should be for the brownfield typologies.
- 4.29 For the purpose of this assessment we have assumed a benchmark land value of £250,000 per acre (£617,775 per ha) within the city centre and £75,000 per acre (£185,332 per ha) within other areas.

²² This reflects a premium of x 10 over the EUV.

5. Appraisal Assumptions

- 5.1 Assessing viability requires judgements which are informed by the relevant available information /evidence. It requires a realistic understanding of the costs and the value of development in the local area and an understanding of the operation of the market.
- 5.2 The development cost and value assumptions applied within this assessment are set out below. All inputs into this assessment have been reasonably justified, as explained in further detail throughout this section of our report.
- 5.3 However, even at this stage, it must be recognised that whilst our assumptions will generally align with normal or usual figures expected in many developments they may differ, in some cases, from the figures that may be used in actual development schemes.

Developments Costs

Construction Costs

- 5.4 Planning Practice Guidance (PPG) states that build costs should be based on appropriate data, for example that of the Building Cost Information Service. Our assessment of new build construction costs is based on average cost data obtained from BCIS (Building Cost Information Service) rebased to the 1st Quarter 2026 and adjusted to reflect local sensitivities in Derby.
- 5.5 The costs are inclusive of preliminaries but exclude external works. Because the data from BCIS excludes costs associated with external works an additional allowance has been included for these items.
- 5.6 For clarity the base construction costs that have been included in this assessment are summarised in the table below.

Table 5.1 – Base Construction Costs

Description	Costs Rates	External Works	Total Costs)
Offices – City Centre ²³	£2,601psm (£241psf)	n/a ²⁴	£2,601psm (£241psf)
Offices – Other Areas ²⁵	£2,351psm (218psf)	10% ²⁶	£2,583psm (£240psf)
Industrial ²⁷	£1,100psm (£102psf)	10%	£1,205psm (£112psf)
Warehouse and distribution ²⁸	£918psm (£85psf)	10%	£1,006psm (£93psf)

Source: BCIS and Avison Young

Remediation / Ground Conditions (Brownfield sites only)

- 5.7 In exercises such as this it is very difficult to make allowances for such costs, which are invariably subject to intrusive / detailed ground investigations etc. For this assessment we have referred to guidance issued by Homes England on dereliction, demolition and remediation costs (March 2015). This evidence has limited validity given how dated and geographically generalised it is. However, it is the best available evidence, and it is important to have regard to this and make an allowance for remediation costs.

²³ Assumes 3 to 5 storey construction and average construction costs.

²⁴ We have assumed that office development in the city centre will achieve a site coverage /development density close to 100% resulting in minimal, if any external works.

²⁵ Assumes 1 to 2 storey construction and average construction costs.

²⁶ We have assumed that office development outside of the city centre will achieve site coverage / development density of c40% meaning there will be external works, including planting, hard landscaping and car parking etc.

²⁷ Assumes factories generally and median costs.

²⁸ Assumes warehouses generally and median costs.

- 5.8 We have assumed that most Brownfield sites will fall under Category A, which comprise small scale and general industrial sites, miscellaneous factories and works (not heavy industry) and sites with very small to small fuel tanks²⁹. We appreciate that these definitions will not directly relate to the typical brownfield sites in the city centre (i.e. surface level car parks) but we have taken a cautious approach in this assessment.
- 5.9 Within our assessment we make a second assumption that all Brownfield sites fall within the low water risk category³⁰.
- 5.10 Based on these assumptions the remediation costs range between £50,000 and £130,0000 per hectare for employment or commercial uses with limited soft landscaping and business parks.
- 5.11 We have adopted the following costs within our assessment.

Table 5.2 – Remediation Costs (Brownfield sites only)

Description	Cost £per ha (March 2015)	Adjusted Cost £per Ha (Q1 2026)	Location Adjustment	Cost £ per Ha (Q1 2026)
City centre Sites	£50,000 ³¹	£77,256	0.92 ³²	£71,000³³
Sites outside of the city centre	£90,000 ³⁴	£139,060	0.92	£128,000

Source: Homes and Communities Agency (now Homes England) - Dereliction, demolition and remediation costs (March 2015).

- 5.12 Our assessment has assumed a worst-case scenario and is applying these costs to 100% of the site areas. However, the reality is likely to be very different, and not all the sites will be contaminated, and some may only have contamination present in limited areas.

Site Preparation (Brownfield sites only)

- 5.13 It is also assumed that the Brownfield sites will require an element of site preparation/clearance, including removal of redundant services, to facilitate redevelopment etc.
- 5.14 Assuming non-complex sites, the guidance published by Homes England states that costs range between £20,000 and £100,000 per site for removal of redundant services and between £5psm and £25psm of site area for site clearance. With respect to removal of redundant services, we have assumed a midpoint (£60,000) and after adjusting for inflation³⁵ and location we have included a cost of c£85,000 per site.
- 5.15 Reflecting the fact that most brownfield sites in the City Centre are expected to be surface level car parks we have not included any allowance for site clearance. For other brownfield sites we have

²⁹ Other categories include; Category B, which includes garages, workshops, pithead sites, railway lines, textiles, small scale timber treatment, sewage works, smaller chemical works, sites with small to mid-sized fuel tanks; Category C, which includes metal workings, scrap yards and shipyards, paints and solvents, small gasworks/gas holder sites, smaller power stations, rail depots (maintenance and refuelling) and site with large fuel tanks; and Category D, which includes major gasworks, iron and steel works, large chemical works, refineries and major fuel depots, ship breaking and building, larger power stations and sites with large tank farms.

³⁰ The guidance states that if the potentially contaminated site is in an area where there is a sensitive water receptor on, adjacent to or under the land, then it may be necessary to perform additional remediation of soils or water over and above than required to deliver a development suitable for the proposed end use. Low risk is defined as perched water in made ground and unproductive strata (e.g. associated with low permeability deposits).

³¹ We have adopted costs at the lower end of the range reflecting the fact most of the sites are likely to be surface level car parks.

³² Location adjustment for East Midlands.

³³ Rounded to nearest £000

³⁴ This reflects the midpoint in the cost range.

³⁵ Up to Q1 2026.

assumed a cost of £5psm. After adjusting for inflation and location the overall cost for site clearance is c7.10psm or c£71,075 per ha.

Biodiversity Net Gain

- 5.16 For the purpose of this assessment we have assumed that developments will need to provide a minimum of 10% Biodiversity Net Gain (BNG) and ensure delivery for at least 30 years, in line with the Environment Act 2021. The DEFRA impact assessment (2022)³⁶ estimated that the cost of meeting BNG obligations for developers was £21,672 per hectare to create and maintain sites over a 30-year lifecycle. The costs have been adjusted for inflation, which results in a total cost of c£25,500 per ha. These costs have been applied to all the typologies with 'greenfield status'.
- 5.17 These costs have not been applied to the city centre Brownfield development typologies as it is assumed they would be exempt under the "low impact test" where the baseline biodiversity score is zero, such as development which is wholly on hard standing or sealed surfaces (i.e. car park sites).
- 5.18 Brownfield sites outside of the city centre may also be exempt under the "low impact test" but equally some sites may not. For these sites we have assumed a cost of £12,750 per ha (half the cost included for the typologies with greenfield status).

EV Charging

- 5.19 Building Regulation Approved Document S requires non-residential buildings, which have more than 10 car parking spaces to provide one of those parking spaces with access to an electric vehicle charge point and cable routes for electric vehicle charge points must be installed to a minimum of one fifth of the total number of remaining parking spaces.
- 5.20 It is assumed that during the construction phase of the development the cable routes and associated below ground base infrastructure for charge points would be installed at relatively little extra cost, typically included in our allowance for external works. Upon installation of the infrastructure the scheme is EV ready and it is assumed that the cost of installing the charge point will be passed on to the eventual occupier of the building.

Project Fees

- 5.21 Many viability studies incorporate an assessment of fees based upon a percentage of the base construction costs³⁷. Expenditure on fees will vary with the complexity of the site. Figures for fees relating to design, planning and other professional fees can range between 6% and 8% for straight forward sites but can be a lot of higher for complex multi-phased sites. For this assessment we have included an allowance for project fees based on 8% of the construction costs.

Contingency

- 5.22 Contingencies are an allowance for unexpected development costs and within this assessment allowances have been included at 3% for Greenfield sites and 5% for the Brownfield sites.

Planning Contributions

- 5.23 The Council has a financial contributions matrix setting out the sums expected for the 2024/25 financial year. The table below highlights the financial contributions that are required for commercial development. The Council acknowledge that these requirements may need to be reviewed when the new local plan is in place.

³⁶ The DEFRA impact assessment on BNG and nature recovery strategies (NRS's)

³⁷ Professional institutes used to publish recommended fee scales as a percentage of construction, however, legislation aimed at preventing anti-competitive behaviour forced the abolition of these scales. Despite the demise of fee scales, developers are still inclined to use percentages of building costs for early calculation of likely fees. However, they will then generally negotiate a fixed price lump sum.

Table 5.3 – Financial Contributions (Commercial)

Item	2025/2026 ³⁸
Transport / Highway – Office B1a	£2,239 (per 100sq.m)
Transport / Highway – Office B1c	£1,213 (per 100sq.m)
Transport / Highway - Industrial B2	£1,295 (per 100sq.m)
Transport / Highway – Commercial B8	£261 (per 100sq.m)
Transport / Highway - Parcel Distribution – B8	£1,929 (per 100sq.m)
Transport / Highway - Warehouse – B8	£507 (per 100sq.m)

5.24 These contributions are only paid on commercial developments of 1,000sq.m or more.

5.25 For the purpose of this assessment we have assumed that the office typologies will be B1a (previous use class definition) so we have applied a contribution of £2,239 per 100sq.m and the industrial typologies are subject to a contribution of £1,295 per 100sq.m. For B8 developments the Council has confirmed that the higher rate for parcel distribution, relates to the very large warehouse developments (i.e. Goodmans) and as a rule most of the B8 development won't be on this scale. On this basis we have adopted a median cost from the remaining B8 uses (i.e £384 per 100sq.m).

Community Infrastructure Levy (CIL)

5.26 The Council is not a CIL charging authority, so no costs have been included in our assessment.

Agents and Legal Fees

5.27 The following allowances have been included in our assessment.

- Lettings agents and legal fees at 15%³⁹ of the estimated first year's rental value (ERV).
- Investment sale agents and legal fees at 1.8% of development value.
- Marketing costs included at 0.5% of development value.

Profit

5.28 Para 018 of PPG (Ref: ID-018-20190509) states that for the purpose of plan making an assumption of 15% to 20% of gross development value (GDV) may be considered a suitable return to developers to establish the viability of plan policies. It goes on to state that plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development.

5.29 Most commercial developers operate based off a gross margin on cost. For this assessment we have applied a gross margin of 10%⁴⁰.

Stamp Duty and Purchasers Costs

5.30 We have assumed stamp duty at the prevailing HMRC rates. These are set out in the table below.

Table 5.4 - Stamp Duty Thresholds for Non-Residential Land and Mixed Land and Property⁴¹

Purchase Price	SDLT Rate
Up to £150,000	0%

³⁸ The 2024/2025 costs have been uplifted by 2.3% to derive the 2025/2026 costs, in line with the latest RPI figures.

³⁹ This assumes joint agency.

⁴⁰ This assumes pre let developments rather than speculative meaning the level of risk is reduced as the development has a occupier / tenant in place before construction commences.

⁴¹ The HMRC Guidance states that non – residential properties include commercial property such as shops or offices, agricultural land, forests, and any other land or property transaction which is not used as a dwelling and six or more residential properties bought in a single transaction.

Purchase Price	SDLT Rate
The next £100,000 (the portion from £150,001 to £250,000)	2%
The remaining amount (the portion over £250,000)	5%

Source: HM Customs and Revenue

- 5.31 In addition to the stamp duty rates an extra allowance of 1.8% has been applied to cover purchasers' costs associated with the transaction.

Finance

- 5.32 Over the past year, the UK's interest rate environment has undergone significant changes. The Bank of England has gradually reduced the base rate from a peak of 5.25% in August 2023 to 3.75% as of March 2026. Despite these cuts, the cost of capital remains elevated across all layers of development finance — from senior debt through to preferred equity.
- 5.33 Most development loans are now priced over SONIA⁴², which closely tracks the base rate. The current SONIA rate is 3.73%. Typical senior debt margins are typically between 2.5% and 4.5%, resulting in all in rates of 6.23% to 8.23%.
- 5.34 It is also widely recognised that the approach to development varies widely and is influenced by the equity invested in the site along with the financial organisation / strength of the developer. The interest rates can, therefore, differ widely between these approaches.
- 5.35 Loans to an experienced developer, at a loan to GDV below 70% would most likely be charged between 6.25% and 7.5% per annum depending on demand and quality and size of the scheme. For our appraisal, we assumed an interest rate of 6.5% and applied finance to 70% of the development costs.

Visibility Cushion

- 5.36 We have applied a 'viability cushion' of 10% on the residual land values to reflect the fact this is a strategic viability exercise and can't necessarily consider all known development costs.

Draft Local Policy Related Development Costs

- 5.37 The policies within the Draft Local Plan have been reviewed with the Council and those which are likely to result in additional costs - over and above what is typically expected in residential development – or impact on viability are summarised in the table below.

Table 5.5 – Local Policy Related Development Costs

Policy	Description	Comments
GD9	Infrastructure and developer contributions	The policy states that proposals for major new development will only be permitted where a comprehensive and coordinated approach to both phasing and infrastructure can be demonstrated. The policy doesn't mention anything specific that can be tested and is more a hook for other policies and the Planning Obligations SPD. The cost impact of this policy is therefore captured through our costs for the financial contributions set out within the SPD.

⁴² Previously this was LIBOR but this disappeared in 2021 and most UK lenders have transitioned to a new "risk free rate" known as SONIA, the "sterling overnight index average."

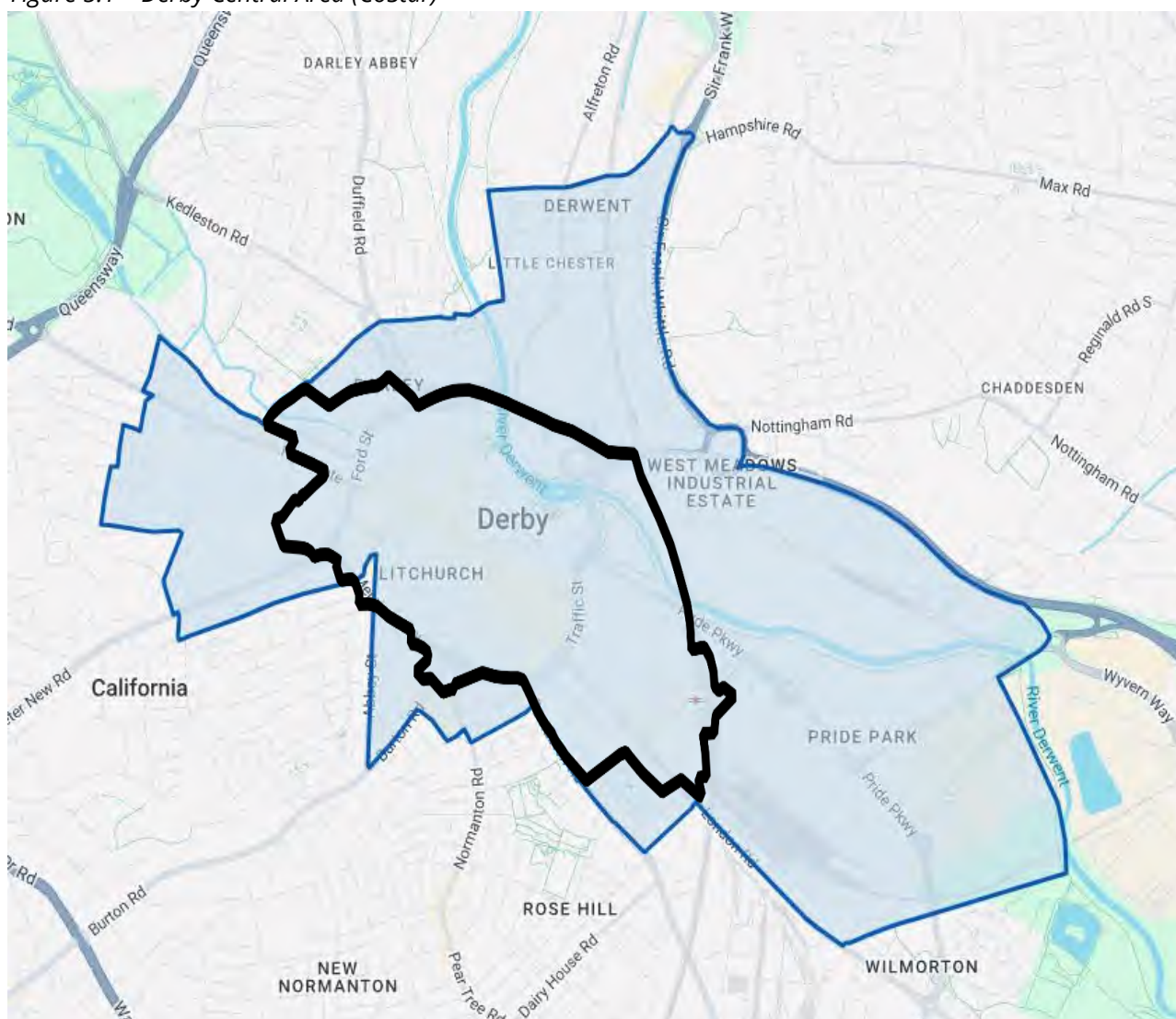
Policy	Description	Comments
EN8	Biodiversity and Geodiversity	The policy is focussed on protecting and enhancing biodiversity and geo diversity and includes a requirement to deliver measurable and proportionate net gain in biodiversity. A particular target isn't specified but we note Policy EN10 (see below) requires at least a 10% measurable Biodiversity Net Gain. The cost impact of this is therefore captured through consideration of Policy EN10.
EN10	BioDiversity Net Gain	The policy requires that all qualifying development must deliver at least a 10% measurable Biodiversity Net Gain (or any percentage mandated through national policy / guidance). This requirement is mandated through national legislation, and a cost allowance has already been included within 'standard' / non policy related costs.
EN23	Land Contamination	The policy requires development of sensitive uses to provide appropriate mitigation / remediation of contaminated land. Our assessment already includes costs for the treating contamination on Brownfield sites. This policy aspiration is therefore already accounted for in our non-policy related costs.
CL3	Sustainable Design and Construction	The policy requires that for major non-residential development a BREEAM assessment or equivalent (where requested by the Council) will be required, relevant to the scale of development. If required a BREEAM Excellent rating will be required as a minimum. The cost of the assessment would be captured within the allowance for project fees. Based on research undertaken by BREEAM the cost of achieving BREEAM Excellent would increase the construction costs by 0.8% for office buildings and 0.4% for industrial buildings.

Value Assumptions

City Centre Offices

- 5.38 For the purpose of this assessment we have sourced information from CoStar on recent letting/leasehold transactions within the Derby Central Area⁴³, which reflects the closest match to the City Centre boundary, as defined in the Local Plan. However, the Derby Central Area does expand beyond the Local Plan City Centre boundary, including areas around Pride Park and areas to the north of St Aldmunds Way.

Figure 5.1 – Derby Central Area (CoStar)



 Derby Central Area (CoStar boundary)

 City Centre Boundary (Local Plan)

- 5.39 According to CoStar there have been 39 transactions since January 2024, within the central area, with achieved rents ranging from a low of £43psm (£4.00psf) to a high of £215psm (£20psf). The average achieved rent being £136psm (£12.65psf). However, this covers a variety of stock in terms of size and quality, with most of the office transactions being for suites within 'period properties' or pavilion style

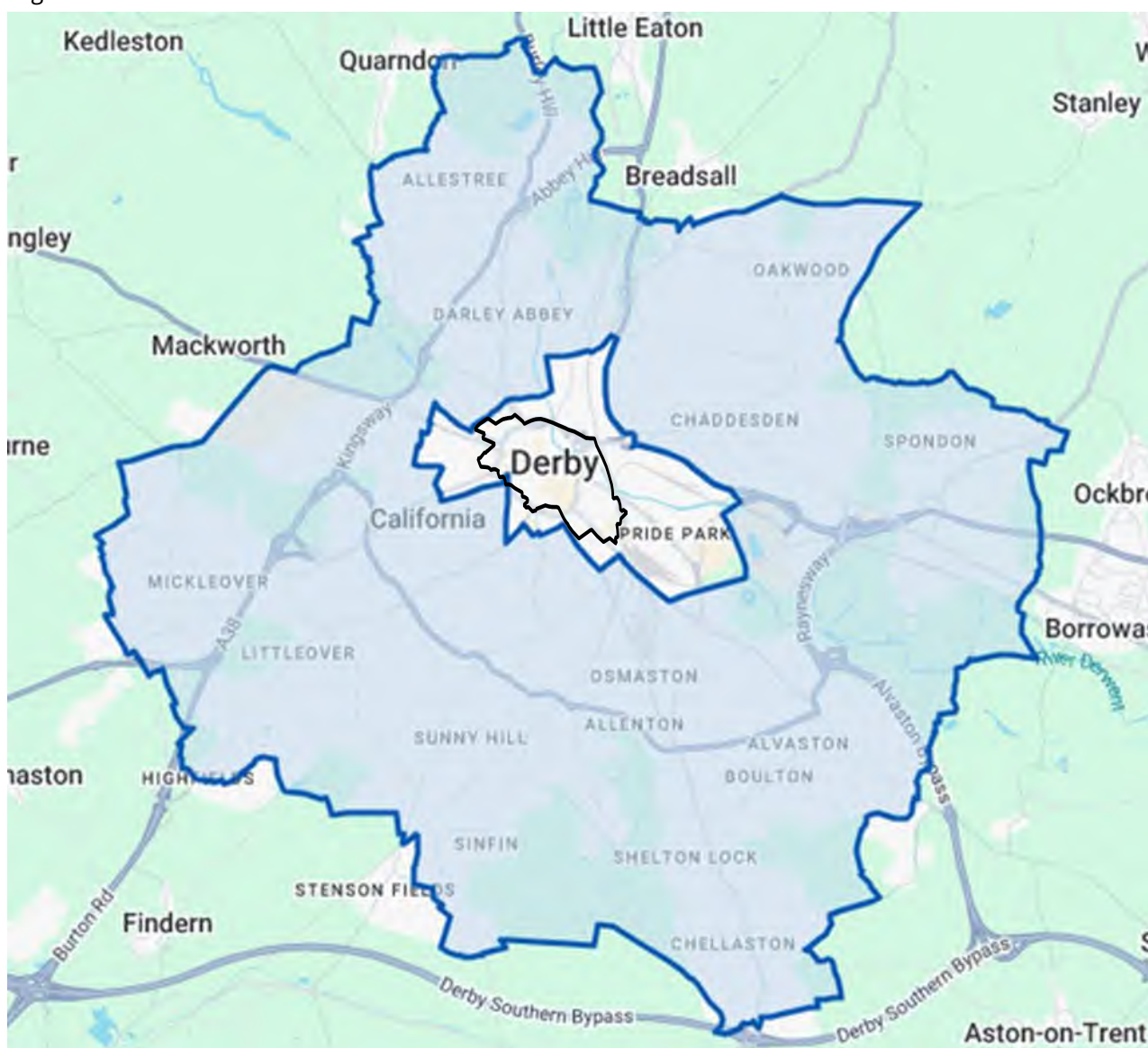
⁴³ Refer to Appendix 1.

offices constructed between 2000 and 2010. Consequently, there is no evidence upon which to benchmark rental values for new build Grade A offices. Invariably asking rents for new build offices will need to be set at levels to cover build costs⁴⁴ for development to be viable, which will be significantly higher than current rents being achieved in the City Centre.

Offices – Other Areas

- 5.40 We have also considered offices transactions outside of the city centre for which we are only aware of two transactions since January 2024. These were both small office suites (less than 23sq.m / 250q.ft) at the Wetherby Centre at rents of c£172psm (c£16psf) and £183psm (£17.40psf). Once again, there is no evidence upon which to benchmark rental values for new build Grade A offices.

Figure 5.2 – Other Areas



Source: CoStar

 Derby Non Central Area (CoStar boundary)

 City Centre Boundary (Local Plan)

⁴⁴ Also known as 'build rents'.

- 5.41 In terms of office yields there is a dearth of information, for new Grade A offices, but based on the information available⁴⁵ yields are anticipated to be in the region of 8%.

Industrial / Warehouse and Distribution Values

- 5.42 Across Derby there were a total of 26 industrial transactions since January 2024⁴⁶. Achieved rents ranged between a low of c£35psm (£3.22psf) and a high of £131psm (£12.20psf), with an average rent of £93psm (£8.66psf).

Figure 5.3 – Derby Core Area



- 5.43 Once again, the data covers a variety of transactions in terms of size and quality. Within the table below we have summarised the transactions relating to properties built within the last 5 years. This evidence highlights that rents are broadly the same for B2 (industrial) and B8 (storage and distribution) with the only variation being a result of size with the t larger units being let at slightly lower rents.

⁴⁵ Refer to Appendix 2.

⁴⁶ Refer to Appendix 3

Table 5.6 – Recent Transactions for Industrial Suites completed in Last 5 years

Address	Size (sq.ft)	Use	Rent (£psf)	Lease Commenced
Dunstall Park	2,284	B2 (Industrial)	£9.63	April 2026
Dunstall Park	1,959	B2 (industrial)	£10.72	Feb 2026
Merlin Park	4,069	B8 (S&D)	£9.77	March 2026
Merlin Park	2,713	B8 (S&D)	£9.77	March 2026
Merlin Park	2,713	B8 (S&D)	£9.77	Jan 2026
Merlin Park	2,713	B8 (S&D)	£9.77	Jan 2026
Merlin Park	2,713	B8 (S&D)	£9.77	Nov 2025
Merlin Park	2,583	B2 (Industrial)	£11.82	Aug 2025
Merlin Park	2,716	B8 (S&D)	£9.77	Aug 2025
Merlin Park	2,713	B8 (S&D)	£9.77	Aug 2025
Merlin Park	2,713	B2 (Industrial)	£9.77	July 2025
Merlin Park	2,713	B8 (S&D)	£9.77	Jun 2025
Wyvern Way	27,618	B2 (Industrial)	£7.96	May 2025

5.44 In terms of industrial yields the evidence from recent sales⁴⁷ suggests an average yield for industrial properties of c6%.

5.45 The assumption set out in the table below have been applied within this assessment.

Table 5.7 – Commercial Value Assumptions

Typology	Headline Rent	Yield	Incentive (months' rent free)
Offices – City Centre	£215psm (£20psf)	8%	6 months
Offices – Other Areas	£135psm (£15psf)	8%	6 months
Industrial/Warehouse and Distribution <10,000sq.ft	(£9.75psf)	6%	4 months
Industrial/Warehouse and Distribution >10,000sq.ft	(£8.00psf)	6%	4 months

Source: BCIS and Avison Young

⁴⁷ Refer to Appendix 4.

6. Appraisal Results

- 6.1 The results of our viability analysis are presented in Table 6.1 for the typologies with 'greenfield status'⁴⁸, covering the following scenarios.

Greenfield Scenarios	Description
Base	Highlights the viability of development assuming no policy obligations referred to as the 'Baseline' position. The results highlight that only B8 industrial development of 929sq.m (c10,000sq.ft) or less is viable, generating a land value which exceeds the BLV. For office development, on greenfield sites outside of the city centre, to be viable rents would need to be c£361psm (c£33.5psf⁴⁹). However, if there was a softening of the yield then rents would need to be higher. For example, if the yield moves by 250 basis points office rents would need to be c£371psm (£34.5psf). Headline rents for offices outside of the city centre are currently circa £188psm (£17.5psf), albeit these rents relate to existing / secondary accommodation rather than new Grade A offices, for which there is no evidence. Alternatively, costs would need to reduce by c56% to £1,442psm (£134psf). As a benchmark the lowest cost from BCIS for offices⁵⁰ is £1,998psm (£186psf). For industrial (B2) development to be viable rents would need to be c£110psm (£10.25psf⁵¹) or higher if there is a softening of yields. For example, if the yield moves by 250 basis points rents would need to be slightly higher at c£113psm (£10.50psf). Alternatively, costs would need to reduce by c22% to c£936psm (£87psf). As a benchmark the lower quartile cost from BCIS for industrial (B2) is £927psm (£86psf). Therefore, with only small adjustments to rents and /or construction costs, industrial development would become viable. For industrial (B8) development greater than 929sq.m (10,000sq.ft) there would only need to be a small uplift in the rents to c£91.50psm (£8.50psf⁵²) for development to be viable. Alternatively, costs would need to reduce by c5% to £936psm (£87psf). As a benchmark the lower quartile costs from BCIS for warehouses (B8) is £727psm (£67psf). Therefore, industrial (B8) development greater than 929sq.m (10,000sq.ft) would be viable with only minor adjustments to rents and /or construction costs.
Scenario 1	Highlights the impact of Policy CL3, which requires a BREEAM Excellent rating for major non-residential development. The imposition of Policy CL3 makes viability marginally worse than the base case but B8 industrial development of 929sq.m (c10,000 sq.ft) or less remains viable. Whilst office development is significantly challenged from a viability perspective, there would only need to be small adjustments to rents and / or construction costs, for industrial developments (B2 and B8) to become viable under this scenario.

⁴⁸ Noting that this assessment assumes all office development in the city centre will be on brownfield land.

⁴⁹ Increased from £161psm (£15psf)

⁵⁰ Assuming 1-2 storey construction.

⁵¹ Increased from £86psm (£8.00psf) and £105psm (£9.75psf) for industrial development up to 929sq.m (10,000sq.ft)

⁵² Increased from £86psm (£8.00psf)

Greenfield Scenarios	Description
Scenario 2	Highlights the combined impact of Policy CL3 and the financial contributions for transport as set out within the SPD. Also, a proxy for emerging policy GD9 (infrastructure and developer contributions). As demonstrated (and expected) the viability is eroded further with the additional costs of transport contributions. However, B8 industrial development sub 929sq.m (c10,000sq.ft) remains viable. For office development to be viable rents would need to be c£365psm (£34psf) or higher if there is also a softening of the yield. As outlined earlier, headline rents for existing / secondary offices outside of the city centre are currently circa £188psm (£17.5psf). There is no evidence for new Grade A space. Alternatively, costs would need to reduce by c57% to circa £1,119psm (£104psf). As a benchmark the lowest cost from BCIS for offices is £1,998psm (£186psf). For industrial (B2) development to be viable, rents would still need to be c£110psm (£10.25psf), or higher if there is a softening of the yield. Alternatively, there would need to be a reduction in construction costs of c23% to £925psm (£86psf). For comparison purposes the lower quartile costs from BCIS for industrial (B2) development is £927psm (£86psf). Therefore, with only small adjustments to rents and /or construction costs, B2 industrial development would be viable, under this scenario, For industrial (B8) development greater than 929sq.m (10,000sq.ft) there would only need to be a small uplift in the rents to c£91.50psm (£8.50psf⁵³) for development to be viable. Alternatively, costs would need to reduce by c5% to £936psm (£87psf). For comparison purposes the lower quartile costs from BCIS for B8 industrial is £727psm (£67psf). Therefore, warehouse development above 929sq.m (10,000sq.ft) would be viable (under this scenario) with only small adjustments to rents and /or construction costs.

⁵³ Increased from 86psm (8.00psf).

Table 6.1 – Greenfield Viability Results

Commercial Use	Size (sq.ft)	Land Status	Base	Scenario 1	Scenario 2
Offices – Outside of CC	75,000	Greenfield	-55.24	-56.05	-56.84
	50,000	Greenfield	-55.22	-56.03	-56.82
	25,000	Greenfield	-55.15	-55.96	-56.75
	15,000	Greenfield	-56.35	-57.18	-57.99
Industrial (B2)	100,000	Greenfield	-3.99	-4.09	-4.32
	50,000	Greenfield	-3.97	-4.07	-4.30
	27,000	Greenfield	-3.92	-4.02	-4.24
	10,000	Greenfield	0.48	0.38	0.38
Industrial (B8)	100,000	Greenfield	0.02	-0.06	-0.13
	50,000	Greenfield	0.03	-0.05	-0.11
	27,000	Greenfield	0.06	-0.02	-0.08
	10,000	Greenfield	4.41	4.34	4.34

Source: Avison Young

123	Benchmark Land Value is exceeded (viable). The numbers represent the amount by which the benchmark land value is exceeded. Equalling the Benchmark would result in a 1.
123	Positive Land Value generated but below the Benchmark Land Value (not viable). The numbers represent the amount by which residual value falls short of the benchmark land value. Equalling the Benchmark would result in a 1.
-123	Negative land values generated (not viable). The numbers represent how many times below the benchmark land value the residual land value is. Equalling the Benchmark would result in a 1.

- 6.2 We have also run the same scenarios for the typologies with 'Brownfield Status' and the results are summarised in the table below.

Table 6.2 – Brownfield Viability Results

Commercial Use	Size (sq.ft)	Land Status	Base	Scenario 1	Scenario 2
Offices – City Centre (CC)	75,000	Brownfield	-82.72	-84.33	-85.87
	50,000	Brownfield	-62.83	-64.05	-65.21
	25,000	Brownfield	-39.87	-40.63	-41.36
	15,000	Brownfield	-41.76	-42.56	-43.31
Offices – Outside of CC	75,000	Brownfield	-73.95	-74.99	-75.99
	50,000	Brownfield	-74.21	-75.25	-76.25
	25,000	Brownfield	-74.98	-76.02	-77.02
	15,000	Brownfield	-77.77	-78.83	-79.86
Industrial (B2)	100,000	Brownfield	-6.91	-7.03	-7.32
	50,000	Brownfield	-7.10	-7.22	-7.51
	27,000	Brownfield	-7.39	-7.51	-7.80
	10,000	Brownfield	-3.19	-3.32	-3.32
Industrial (B8)	100,000	Brownfield	-1.74	-1.84	-1.93
	50,000	Brownfield	-1.93	-2.03	-2.12
	27,000	Brownfield	-2.25	-2.35	-2.44
	10,000	Brownfield	1.98	1.88	1.88

Brownfield Scenarios	Description
Base	Highlights the viability of development assuming no policy obligations referred to as the 'Baseline' position. As demonstrated in the previous table all brownfield office development is unviable.

Brownfield Scenarios	Description
	For office development in the city centre to be viable rents would need to be c£377psm (£35psf)⁵⁴, or higher if there is a softening of the yield. Headline rents for offices within the city centre are currently circa £215psm (£20psf), albeit these rents relate to existing / secondary accommodation rather than new Grade A offices, for which there is no evidence. Alternatively, costs would need to reduce by c44% to circa £1,453psm (£135psf). As a benchmark the lowest cost from BCIS for offices⁵⁵ is £1,680psm (£156psf). For office development on Brownfield sites outside of the city centre to be viable rents would need to be c£361psm (c£34.75psf⁵⁶). However, if there was a softening of the yield then rents would need to be higher. Headline rents for offices outside of the city centre are currently circa £188psm (£17.5psf), albeit these rents relate to existing / secondary accommodation rather than new Grade A offices, for which there is no evidence. Alternatively, costs would need to reduce by c59% to circa £1,055psm (£98psf). As a benchmark the lowest cost from BCIS for offices⁵⁷ is £1,998psm (£186psf). For industrial development (B2) rents would need to be c£118psm (£11psf)⁵⁸, or higher if there is a softening of yields. Alternatively, there would need to be a reduction in construction costs of c27% to £882psm (£82psf). For comparison purposes the lower quartile cost from BCIS for industrial developments is £927psm (£86psf). Therefore, with adjustments to rents and /or construction costs, B2 industrial development could be viable on brownfield sites. For B8 industrial development greater than 929sq.m (10,000sq.ft) there would only need to be a small uplift in the rents to c£97psm (£9.00psf⁵⁹) for development to be viable. Alternatively, construction costs would need to reduce by c13% to £872psm (£81psf). As a benchmark the lower quartile cost from BCIS for B8 industrial developments is £727psm (£67psf). Therefore, B8 development above 929sq.m (10,000sq.ft) would be viable with only small adjustments to rents and /or construction costs.
Scenario 1	Highlights the impact of Policy CL3, which requires a BREEAM Excellent rating for major non-residential development. The imposition of Policy CL3 makes viability marginally worse than the base case but B8 industrial development of 929sq.m (c10,000 sq.ft) or less remains viable. Whilst office development is significantly challenged from a viability perspective, replicating the trends under the base case there would only need to be small adjustments to rents and / or construction costs, which are perceived feasible in the current market, for industrial developments (B2 and B8) to become viable under this scenario.

⁵⁴ Increased from £215psm (20psf).

⁵⁵ Assuming 5 – 6 storey construction in CC

⁵⁶ Increased from £161psm (£15psf)

⁵⁷ 1-2 storey construction outside of CC

⁵⁸ Increased from £86psm (£8.00psf) and £105psm (£9.75psf) for industrial development up to 929sq.m (10,000sq.ft).

⁵⁹ Increased from £86psm (8.00psf).

Brownfield Scenarios	Description
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Scenario 2 Highlights the combined impact of Policy CL3 and the financial contributions for transport as set out within the SPD. Also, a proxy for emerging policy GD9 (infrastructure and developer contributions).

As demonstrated (and expected) the viability is eroded further with the additional costs of transport contributions. However, B8 industrial development sub 929sq.m (c10,000sq.ft) remains viable.

For office development in the city centre to be viable rents would need to be c£388psm (£36psf)⁶⁰, or higher if there is a softening of the yield. Headline rents for offices within the city centre are currently circa £215psm (£20psf), albeit these rents relate to existing / secondary accommodation rather than new Grade A offices, for which there is no evidence. Alternatively, costs would need to reduce by c45% to circa £1431psm (£133psf). As a benchmark the lowest cost from BCIS for offices is £1,680psm (£156psf).

For office development on Brownfield sites outside of the city centre to be viable rents would need to be c£361psm (c£34.75psf⁶¹). However, if there was a softening of the yield then rents would need to be higher. Headline rents for offices outside of the city centre are currently circa £188psm (£17.5psf), albeit these rents relate to existing / secondary accommodation rather than new Grade A offices, for which there is no evidence. Alternatively, costs would need to reduce by c60% to circa £1,033psm (£96psf). As a benchmark the lowest cost from BCIS for offices⁶² is £1,998psm (£186psf).

For B2 industrial development rents would need to be c£118psm (£11psf)⁶³, or higher if there is a softening of yields. Alternatively, there would need to be a reduction in construction costs of c28% to £872psm (81psf). For comparison purposes the lower quartile cost from BCIS for Industrial (B2) development is £927psm (£86psf). **Therefore, with adjustments to rents and /or construction costs, industrial development could be viable on brownfield sites.**

For B8 industrial development greater than 929sq.m (10,000sq.ft) there would only need to be a small uplift in the rents to c£97psm (£9.00psf⁶⁴) for development to be viable. Alternatively, construction costs would need to reduce by c13% to £872psm (£81psf). As a benchmark the lower quartile cost from BCIS for B8 industrial development is £727psm (£67psf). **Therefore, warehouse development above 929sq.m (10,000sq.ft) would be viable with only small adjustments to rents and /or construction costs.**

⁶⁰ Increased £215psm (20psf).

⁶¹ Increased from £161psm (£15psf)

⁶² 1-2 storey construction.

⁶³ Increased from £86psm (£8.00psf) and £105psm (£9.75psf) for industrial development up to 929sq.m (10,000sq.ft).

⁶⁴ Increased from £86psm (8.00psf).

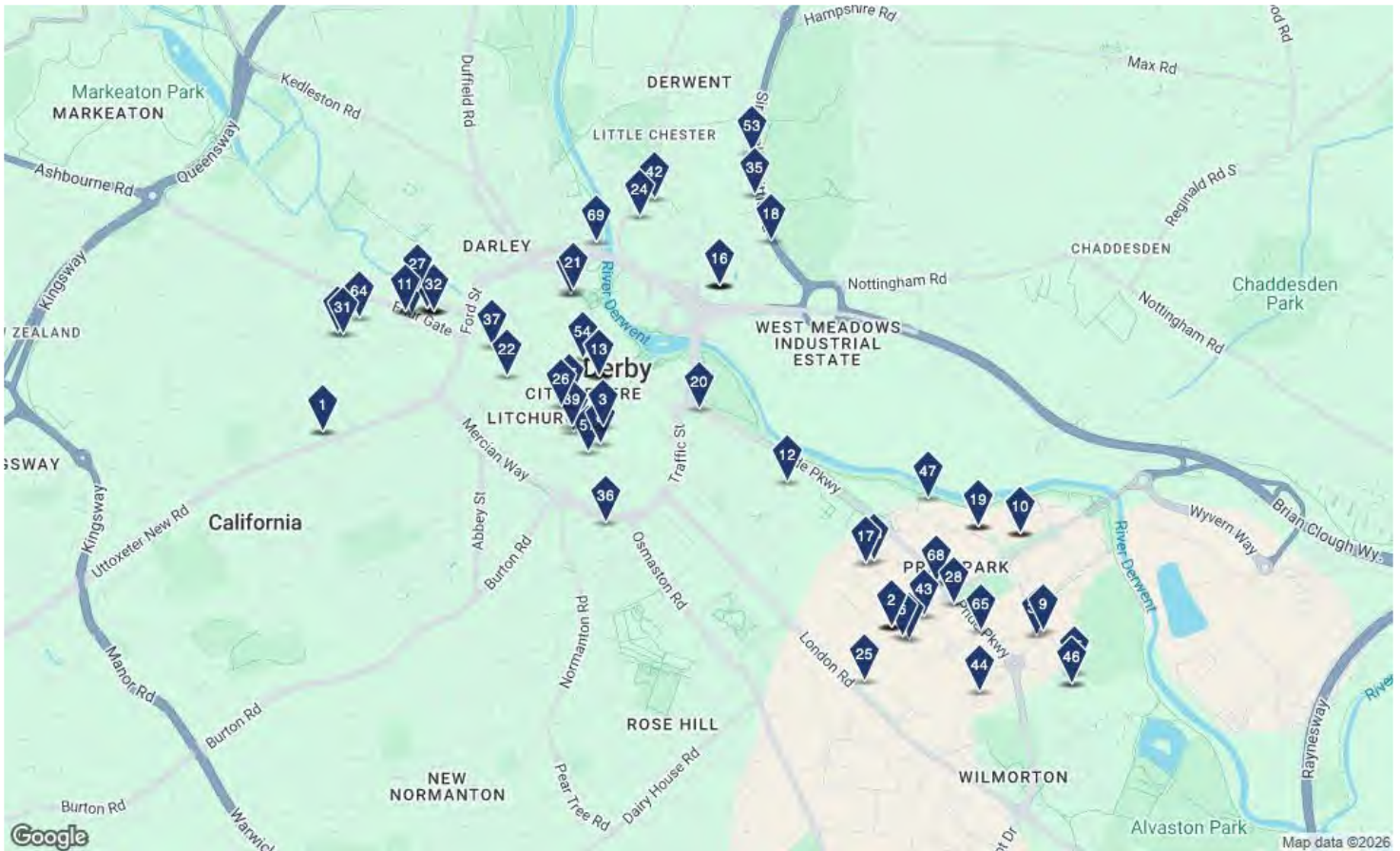
7. Conclusions

- 7.1 Avison Young has been appointed by Derby City Council to undertake a strategic viability assessment of commercial development across the City to inform the preparation of the Draft Local Plan (Regulation 18). The assessment has tested a range of representative commercial development typologies, reflecting the main forms of office and industrial (B2 and B8) development likely to come forward during the plan period, across both city centre and non-city centre locations, and on both greenfield and brownfield land.
- 7.2 The assessment has been undertaken in accordance with the RICS *Financial Viability in Planning: Conduct and Reporting* Professional Statement and relevant Planning Practice Guidance. It is a plan-level, strategic assessment based on reasonable, evidence-led assumptions, and does not seek to determine the viability of specific sites. As with all strategic viability exercises, the results should be interpreted as indicative, recognising that viability on individual schemes will depend on site-specific factors, prevailing market conditions and detailed design.
- 7.3 The appraisal results demonstrate that, under current market conditions and cost assumptions, most commercial development typologies tested are not viable. This conclusion applies across both greenfield and brownfield sites. Office development is shown to be the most constrained sector. This reflects a fundamental mismatch between achievable rental values and the costs associated with delivering modern, high-quality Grade A space. As such, without significant growth in rents, meaningful reductions in development costs, or targeted intervention, new office development is unlikely to come forward at scale during the plan period.
- 7.4 Industrial (B2 and B8) uses perform comparatively better, supported by stronger underlying market demand and more favourable cost-to-value relationships. However, even within these sectors, viability remains marginal in many cases, with only limited scenarios, primarily smaller-scale B8 development demonstrating consistent viability/deliverability. However, and importantly, these outcomes are highly sensitive, and these industrial uses do demonstrate viability (on Greenfield and Brownfield sites) with relatively small /minor adjustments in rents and / or construction costs.
- 7.5 The assessment also highlights the cumulative impact of planning policy requirements. Whilst individual policy costs are often modest, their combined effect can materially erode viability, particularly in already marginal schemes. This is most evident in the case of office development and brownfield regeneration, where additional costs associated with emerging policy requirements could further constrain deliverability.
- 7.6 Overall, the findings underline the importance of adopting a balanced and flexible approach to plan-making and decision-taking. In order to support the delivery of commercial development over the plan period, it will be necessary to maintain ongoing review of market conditions, apply policy requirements proportionately, and allow for site-specific viability considerations where appropriate.
- 7.7 This assessment provides a robust and proportionate evidence base to inform the Draft Local Plan and supports the principle that policy requirements should strike an appropriate balance between delivering planning objectives and maintaining the realistic prospect of commercial development coming forward across Derby during the plan period

Appendix 1 – Leasehold Transactions: City Centre Offices



Map, Summary, and List of Comps



Lease Activity Summary Statistics

Rent Attributes	Deals	Low	Average	Median	High
Asking Rent per Sq ft	42	£4.15	£12.93	£12.90	£24.49
Achieved Rent per Sq ft	39	£4.00	£12.65	£12.80	£20.10
Effective Rent per Sq ft	7	£10.01	£11.99	£11.43	£15.76
Asking Rent Discount	19	-2.0%	6.2%	3.6%	30.0%
Improvement Allowance per Sq ft	-	-	-	-	-
Months Free Rent	8	2.0	5.2	4.0	11.5
Lease Attributes	Deals	Low	Average	Median	High
Months on Market	56	1	12	7	156
Lease Size	72	88 Sq ft	2,737 Sq ft	1,625 Sq ft	18,167 Sq ft
Term	49	1.0	5.3	5.0	35.9
Floor	72	BSMT	1	1	5

Lease Activity List

	Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	Sq ft Leased	Rent
1	College Business Centre Uttoveter New Rd	★★★★☆	GRND	Office	March 2026	Direct	899	£18.90/Sq ft Achieved

Lease Activity List (Continued)

	 Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	Sq ft Leased	Rent
2	1-29 Brunel Pky	★★★★☆☆	GRND-1	Office	March 2026	Direct	2,057	£13.61/Sq ft FRI Effective
3	81 St. Peters St	★★★★☆☆	GRND-2	Office	February 2026	Direct	2,128	£9.00/Sq ft FRI Achieved
4	1-29 Brunel Pky	★★★★☆☆	GRND-1	Office	February 2026	Direct	2,030	£12.80/Sq ft FRI Achieved
5	College Business Centre Uttoxeter New Rd	★★★★☆☆	2	Office	February 2026	Direct	1,018	£15.00/Sq ft Achieved
6	31 Brunel Parkway	★★★★☆☆	GRND-1	Office	December 2025	Direct	4,534	£14.99/Sq ft FRI Achieved
7	33 Brunel Pky	★★★★☆☆	GRND-1	Office	December 2025	Direct	3,979	£15.00/Sq ft FRI Achieved
8	88-92 St Peters St	★★★★☆☆	1-2	Office	December 2025	Sublet/As-signment	1,881	£4.00/Sq ft FRI Achieved
9	Victoria Way	★★★★☆☆	GRND-1	Office	December 2025	Direct	2,073	£10.37/Sq ft FRI Achieved
10	7-15 Millennium Way	★★★★☆☆	GRND-2	Office	December 2025	Direct	1,907	£13.11/Sq ft FRI Asking
11	78-82 Friar Gate	★★★★☆☆	GRND	Office	November 2025	Direct	170	-
12	Wyvern House Railway Ter	★★★★☆☆	2	Office	November 2025	Direct	3,575	£7.00/Sq ft FRI Achieved
13	6-10 Albert St	★★★★☆☆	3	Office	October 2025	Direct	438	-
14	6-10 Albert St	★★★★☆☆	2	Office	October 2025	Direct	833	-
15	6-10 Albert St	★★★★☆☆	1	Office	October 2025	Direct	525	-
16	Cardinal Square Nottingham Rd	★★★★☆☆	1	Office	September 2025	Direct	2,274	£12.98/Sq ft Achieved
17	Edward Lloyd House 8 Pinnacle Way	★★★★☆☆	GRND-1	Office	September 2025	Direct	9,700	£18.04/Sq ft FRI Achieved
18	Pentagon House Sir Frank Whittle Rd	★★★★☆☆	2	Office	August 2025	Direct	3,747	£15.81/Sq ft FRI Achieved
19	Pride Park Riverside Ct	★★★★☆☆	GRND	Office	August 2025	Direct	1,150	£14.48/Sq ft FRI Achieved
20	Progress House 4 Siddals Rd	★★★★☆☆	GRND-1	Office	August 2025	Direct	2,753	£12.80/Sq ft Asking
21	3A College Pl	★★★★☆☆	GRND-1	Office	August 2025	Direct	754	£16.58/Sq ft Asking
22	4 Bramble St	★★★★☆☆	GRND	Office	August 2025	Direct	1,260	-
23	Pride Park Riverside Ct	★★★★☆☆	GRND	Office	August 2025	Direct	1,150	£14.50/Sq ft FRI Achieved
24	St Peters House Mansfield Rd	★★★★☆☆	1	Office	August 2025	Direct	893	£11.20/Sq ft FRI Achieved
25	Brunel House London Rd	★★★★☆☆	3-5	Office	July 2025	Direct	9,750	£12.00/Sq ft FRI Achieved
26	36 Green Ln	★★★★☆☆	GRND	Office	July 2025	Direct	347	-
27	44 Agard St	★★★★☆☆	GRND	Office	July 2025	Direct	490	£24.49/Sq ft Asking
28	3 Centro Pl	★★★★☆☆	GRND-2	Office	June 2025	Direct	13,032	£16.25/Sq ft FRI Achieved

Lease Activity List (Continued)

	 Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	Sq ft Leased	Rent
29	Cardinal Square Nottingham Rd	★★★★☆☆	1	Office	June 2025	Direct	6,530	£13.00/Sq ft Achieved
30	Pride Park View Victoria Way	★★★★☆☆	GRND-1	Office	June 2025	Direct	3,948	£14.00/Sq ft Achieved
31	St Georges House Vernon Gate	★★★★☆☆	GRND-2	Office	June 2025	Direct	5,386	£11.14/Sq ft Achieved
32	42 Friar Gate	★★★★☆☆	1	Office	June 2025	Direct	701	£16.26/Sq ft Asking
33	45 Friar Gate	★★★★☆☆	GRND	Office	June 2025	Direct	737	-
34	78-82 Friar Gate	★★★★☆☆	BSMT, GRND-2	Office	May 2025	Sublet/As- signment	1,296	£11.57/Sq ft FRI Asking
35	Quarmill House Stores Rd	★★★★☆☆	2	Office	May 2025	Direct	4,069	-
36	41 Leopold St	★★★☆☆☆	BSMT, GRND-1	Office	May 2025	Direct	1,523	£9.50/Sq ft Asking
37	Gervase House 111-113 Friar Gate	★★★★☆☆	2	Office	May 2025	Direct	1,151	£13.47/Sq ft Asking
38	83-84 Friar Gate	★★★★☆☆	GRND-2	Office	March 2025	Direct	3,070	£10.57/Sq ft Asking
39	2-3 St. Peters Churchyard	★★★★☆☆	GRND-2	Office	March 2025	Direct	9,167	-
40	42 Friar Gate	★★★★☆☆	1	Office	March 2025	Direct	88	-
41	42 Friar Gate	★★★★☆☆	1	Office	March 2025	Direct	117	-
42	Prime Enterprise Park Prime Parkway	★★★★☆☆	1	Office	February 2025	Direct	1,429	£10.49/Sq ft FRI Achieved
43	2 St Christophers Way	★★★★☆☆	GRND	Office	February 2025	Direct	1,500	-
44	Pride Point Dr	★★★★☆☆	1	Office	January 2025	Direct	899	£11.50/Sq ft FRI Achieved
45	Central United Reformed Church Green Ln	★★★★☆☆	GRND	Office	January 2025	Direct	1,703	£8.22/Sq ft Asking
46	Royal Scot Rd	★★★★☆☆	GRND-1	Office	January 2025	Direct	1,685	£11.86/Sq ft Asking
47	Donington House Riverside Rd	★★★★☆☆	GRND	Office	January 2025	Direct	18,167	£10.00/Sq ft Achieved
48	5 Pinnacle Way	★★★★☆☆	GRND-1	Office	December 2024	Direct	4,237	£14.16/Sq ft Asking
49	45 Friar Gate	★★★★☆☆	GRND	Office	November 2024	Direct	324	£18.33/Sq ft Achieved
50	7-15 Millennium Way	★★★★☆☆	GRND-2	Office	November 2024	Direct	1,599	£13.51/Sq ft Asking
51	42 Friar Gate	★★★★☆☆	1	Office	November 2024	Direct	206	£20.10/Sq ft Achieved
52	1-29 Brunel Pky	★★★★☆☆	GRND-1	Office	October 2024	Sublet/As- signment	1,189	£16.40/Sq ft FRI Achieved
53	MWH Treatment Sir Frank Whittle Rd	★★★★☆☆	GRND-1	Office	October 2024	Direct	10,407	£10.54/Sq ft FRI Effective
54	41 Cornmarket	★★★★☆☆	1-3	Office	October 2024	Direct	5,737	£5.75/Sq ft Achieved
55	Bailey House	★★★★☆☆	GRND	Office	October 2024	Direct	875	£14.00/Sq ft Asking

Lease Activity List (Continued)

	 Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	Sq ft Leased	Rent
	41-43 Royal Scot Rd & Pride Parkway							
56	Cardinal Square Nottingham Rd	★★★★☆☆	1	Office	October 2024	Direct	6,864	£10.51/Sq ft FRI Effective
57	11-21 Sitwell St	★★★★☆☆	1	Office	September 2024	Direct	700	-
58	Cardinal Square Nottingham Rd	★★★★☆☆	2	Office	September 2024	Sublet/Assignment	6,893	£10.01/Sq ft FRI Effective
59	Cardinal Square Nottingham Rd	★★★★☆☆	3	Office	August 2024	Direct	1,111	£13.00/Sq ft FRI Achieved
60	1-29 Brunel Pky	★★★★☆☆	GRND-1	Office	August 2024	Direct	2,039	£11.43/Sq ft FRI Effective
61	7-15 Millennium Way	★★★★☆☆	1	Office	August 2024	Direct	1,650	£13.33/Sq ft Achieved
62	Offices in Prosperity House Gower St	★★★★☆☆	GRND	Office	July 2024	Direct	761	£15.76/Sq ft FRI Effective
63	Royal Scot Rd	★★★★☆☆	GRND	Office	July 2024	Direct	1,252	£8.54/Sq ft Achieved
64	7-10 Vernon St	★★★★☆☆	GRND-2	Office	July 2024	Direct	2,015	£9.18/Sq ft Achieved
65	Oberoi Business Hub 20 St Christophers Way	★★★★☆☆	1	Office	July 2024	Direct	1,000	-
66	1 College Pl	★★★★☆☆	1	Office	June 2024	Direct	497	-
67	1 College Pl	★★★★☆☆	GRND-2	Office	June 2024	Direct	1,921	£12.08/Sq ft FRI Effective
68	1 Pride Pl	★★★★☆☆	1	Office	June 2024	Direct	1,105	-
69	Bridge Chapel House Sowter Rd	★★★★☆☆	GRND-2	Office	May 2024	Direct	1,895	-
70	Wentworth House Vernon Gate	★★★★☆☆	GRND-2	Office	May 2024	Direct	2,754	£11.80/Sq ft IRI Achieved
71	Pride Park Riverside Ct	★★★☆☆☆	1	Office	May 2024	Direct	1,150	£14.50/Sq ft Asking
72	1 Pride Pl	★★★★☆☆	1	Office	April 2024	Direct	3,000	-



899 Sq ft Direct Lease • £18.90/Sq ft Achieved Rent

College Business Centre • Uttoxeter New Rd, Derby DE22 3WZ

Office Space

Lease Summary

Size Leased (% of Building)	899 Sq ft (1.3%)
Signed	23 March 2026
Achieved Rent (Annual)	£18.90/Sq ft/Year (£16,991)
Lease Type	Direct, New Lease
Term	1 Year
Commencement	23 March 2026
Tenant	Cranstoun Ltd
Floor/Suite	GRND, Room 5
Landlord	Staton Young Holdings Limited



Lease Details

Move In	23 March 2026	Expiry	22 March 2027
Space Use	Office		

Listed Space Summary

Time On Market	3 Months
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Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Ruby Scott-Mullen 07398 390967		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1852
Size	70,727 Sq ft	Tenancy	Multi
Last Sale	Oct 2017 • £1,700,000 (£24.04/Sq ft)	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	0.74/1,000 Sq ft; 52 Surface Spaces		

Market Conditions

Vacancy Rates	2026 Q1	YOY	Market Asking Rent per Area	2026 Q1	YOY
Subject Property	7.1%	↑ 2.9%	Subject Property	£16.88/Sq ft	↓ -1.4%
Submarket 2-4 Star	3.8%	↓ -2.0%	Submarket 2-4 Star	£13.70/Sq ft	↑ 0.6%
Market Overall	3.6%	↓ -0.1%	Market Overall	£12.93/Sq ft	↑ 0.6%
Submarket Leasing Activity	2026 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	112,511 Sq ft	↑ 69.8%	12 Month Sales Volume	£10.24m	£6.15m
Months on Market	10.3	↓ -12.1 mo	Market Sale Price Per Area	£69/Sq ft	£101/Sq ft



2,057 Sq ft Direct Lease • £13.61/Sq ft FRI Net Effective Rent

1-29 Brunel Pky, Derby DE24 8HR

Office Space

Lease Summary

Size Leased (% of Building)	2,057 Sq ft (7%)
Signed	17 March 2026
Effective Rent (Annual)	£13.61/Sq ft/Year (£27,995)
Achieved Rent (Annual)	£13.61/Sq ft/Year (£27,996)
Asking Rent (Annual)	£13.61/Sq ft/Year (£27,996)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	7 Years
Commencement	17 March 2026
Tenant	Creative Business Solutions Ltd
Floor/Suite	GRND-1
Landlord	Inman Executive Pension Scheme



Lease Details

Move In	17 March 2026	Expiry	16 March 2033
Space Use	Office	Use Class	E (Commercial, Business and Service)
Termination	None		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
P GRND	29	1,052	£13.61/Sq ft/Year FRI	2 Months 9 Days	Full
P 1st	29	1,005	£13.61/Sq ft/Year FRI	2 Months 9 Days	Full

Contacts

Type	Company	Location	Phone
Leasing Company	BB&J Commercial	Derby, DBY	01332 292825
Contacts	Cameron Godfrey 01332 292825		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2006
Size	29,546 Sq ft	Tenancy	Multi
Last Sale	Mar 2012	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	2.37/1,000 Sq ft; 70 Surface Spaces; Covered Spaces Available		



2,057 Sq ft Direct Lease • £13.61/Sq ft FRI Net Effective Rent

1-29 Brunel Pky, Derby DE24 8HR

Office Space

Market Conditions

Vacancy Rates	2026 Q1		YOY	Market Asking Rent per Area	2026 Q1		YOY
Subject Property	7.0%	↑	7.0%	Subject Property	£13.21/Sq ft	↓	-14.5%
Submarket 2-4 Star	3.8%	↓	-2.0%	Submarket 2-4 Star	£13.70/Sq ft	↑	0.6%
Market Overall	3.6%	↓	-0.1%	Market Overall	£12.93/Sq ft	↑	0.6%
Submarket Leasing Activity	2026 Q1		YOY	Submarket Sales Activity	Current		Prev Year
12 Month Leased	112,511 Sq ft	↑	69.8%	12 Month Sales Volume	£10.24m		£6.15m
Months on Market	10.3	↓	-12.1 mo	Market Sale Price Per Area	£69/Sq ft		£101/Sq ft



2,128 Sq ft Direct Lease • £9.00/Sq ft FRI Achieved Rent

81 St. Peters St, Derby DE1 2AB

Office Space

Lease Summary

Size Leased (% of Building)	2,128 Sq ft (32.5%)
Signed	20 February 2026
Achieved Rent (Annual)	£9.00/Sq ft/Year (£19,152)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	5 Years
Commencement	22 March 2026
Tenant	Access Training
Floor/Suite	GRND-2



Lease Details

Move In	22 March 2026	Expiry	21 March 2031
Space Use	Office	Use Class	E (Commercial, Business and Service)
EPC Rating	C		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
P GRND	-	1,165	Withheld FRI	4 Years	Full
P 1st	-	736	Withheld FRI	4 Years	Full
P 2nd	-	227	Withheld FRI	4 Years	Full

Contacts

Type	Company	Location	Phone
Leasing Company	FI Property Group	Chorley, LAN	01257 263010
Contacts	Megan Ratcliffe 01257 263010, Peter Smith 01257 263010		
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Ruby Scott-Mullen 07398 390967		

Building Overview

CoStar Rating	★★★★☆	Type	Office/Residential
Building Class	B	Built	1926
Size	6,549 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Central
Location Type	CBD		



2,128 Sq ft Direct Lease • £9.00/Sq ft FRI Achieved Rent

81 St. Peters St, Derby DE1 2AB

Office Space

Market Conditions

Vacancy Rates	2026 Q1		YOY	Market Asking Rent per Area	2026 Q1		YOY
Subject Property	33.3%	↑	0.8%	Subject Property	£11.09/Sq ft	↓	-1.5%
Submarket 2-4 Star	3.8%	↓	-2.0%	Submarket 2-4 Star	£13.70/Sq ft	↑	0.6%
Market Overall	3.6%	↓	-0.1%	Market Overall	£12.93/Sq ft	↑	0.6%

Submarket Leasing Activity	2026 Q1		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	112,511 Sq ft	↑	69.8%	12 Month Sales Volume	£10.24m	£6.38m
Months on Market	10.3	↓	-12.1 mo	Market Sale Price Per Area	£69/Sq ft	£102/Sq ft



2,030 Sq ft Direct Lease • £12.80/Sq ft FRI Achieved Rent

1-29 Brunel Pky, Derby DE24 8HR

Office Space

Lease Summary

Size Leased (% of Building)	2,030 Sq ft (6.9%)
Signed	9 February 2026
Achieved Rent (Annual)	£12.80/Sq ft/Year (£25,984)
Asking Rent (Annual)	£12.80/Sq ft/Year (£25,984)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	5 Years
Commencement	8 March 2026
Tenant	YSF 1 Ltd
Floor/Suite	GRND-1
Landlord	Inman Executive Pension Scheme



Lease Details

Move In	8 March 2026	Expiry	7 March 2031
Space Use	Office	Use Class	E (Commercial, Business and Service)

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
P GRND	17	1,008	£12.80/Sq ft/Year FRI	5 Months 5 Days	Full
P 1st	17	1,022	£12.80/Sq ft/Year FRI	5 Months 5 Days	Full

Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Chris Wright 01332 840328		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2006
Size	29,546 Sq ft	Tenancy	Multi
Last Sale	Mar 2012	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	2.37/1,000 Sq ft; 70 Surface Spaces; Covered Spaces Available		



2,030 Sq ft Direct Lease • £12.80/Sq ft FRI Achieved Rent

1-29 Brunel Pky, Derby DE24 8HR

Office Space

Market Conditions

Vacancy Rates	2026 Q1		YOY	Market Asking Rent per Area	2026 Q1		YOY
Subject Property	7.0%	↑	7.0%	Subject Property	£13.21/Sq ft	↓	-14.5%
Submarket 2-4 Star	3.8%	↓	-2.0%	Submarket 2-4 Star	£13.70/Sq ft	↑	0.6%
Market Overall	3.6%	↓	-0.1%	Market Overall	£12.93/Sq ft	↑	0.6%
Submarket Leasing Activity	2026 Q1		YOY	Submarket Sales Activity	Current		Prev Year
12 Month Leased	112,511 Sq ft	↑	69.8%	12 Month Sales Volume	£10.24m		£6.38m
Months on Market	10.3	↓	-12.1 mo	Market Sale Price Per Area	£69/Sq ft		£102/Sq ft



1,018 Sq ft Direct Lease • £15.00/Sq ft Achieved Rent

College Business Centre • Uttoxeter New Rd, Derby DE22 3WZ

Office Space

Lease Summary

Size Leased (% of Building)	1,018 Sq ft (1.4%)
Signed	6 February 2026
Achieved Rent (Annual)	£15.00/Sq ft/Year (£15,270)
Lease Type	Direct, New Lease
Term	1 Year
Commencement	6 February 2026
Tenant	Alpha Imperial Care Ltd
Floor/Suite	2, C5
Landlord	Staton Young Holdings Limited



Lease Details

Move In	6 February 2026	Expiry	5 February 2027
Space Use	Office	Use Class	E (Commercial, Business and Service)
EPC Rating	D		

Listed Space Summary

Time On Market	1 Year 1 Month	Time Vacant	1 Year 1 Month
Fit-Out	Partial Standard Office Fit-Out	Layout	Mostly Open Plan
Condition	Average		

Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Ruby Scott-Mullen 07398 390967		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1852
Size	70,727 Sq ft	Tenancy	Multi
Last Sale	Oct 2017 • £1,700,000 (£24.04/Sq ft)	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	0.74/1,000 Sq ft; 52 Surface Spaces		



1,018 Sq ft Direct Lease • £15.00/Sq ft Achieved Rent

College Business Centre • Uttoxeter New Rd, Derby DE22 3WZ

Office Space

Market Conditions

Vacancy Rates	2026 Q1		YOY	Market Asking Rent per Area	2026 Q1		YOY
Subject Property	7.1%	↑	2.9%	Subject Property	£16.88/Sq ft	↓	-1.4%
Submarket 2-4 Star	3.8%	↓	-2.0%	Submarket 2-4 Star	£13.70/Sq ft	↑	0.6%
Market Overall	3.6%	↓	-0.1%	Market Overall	£12.93/Sq ft	↑	0.6%
Submarket Leasing Activity	2026 Q1		YOY	Submarket Sales Activity	Current		Prev Year
12 Month Leased	112,511 Sq ft	↑	69.8%	12 Month Sales Volume	£10.59m		£6.03m
Months on Market	10.3	↓	-12.1 mo	Market Sale Price Per Area	£67/Sq ft		£111/Sq ft



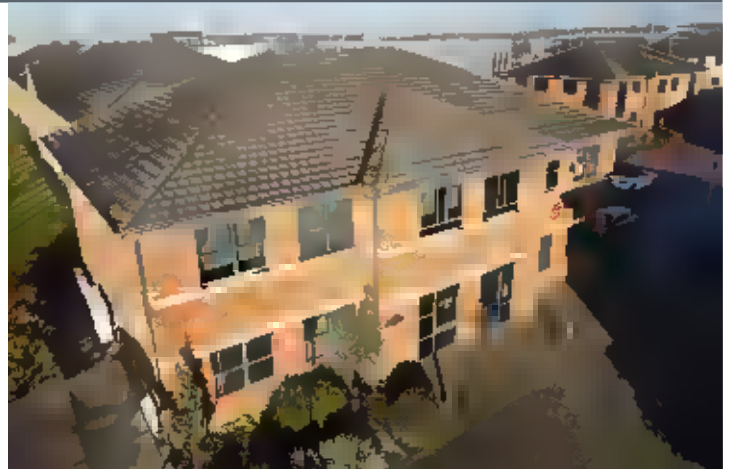
4,534 Sq ft Direct Lease • £14.99/Sq ft FRI Achieved Rent

31 Brunel Parkway, Derby DE24 8HR

Office Space

Lease Summary

Size Leased (% of Building)	4,534 Sq ft (100%)
Signed	23 December 2025
Achieved Rent (Annual)	£14.99/Sq ft/Year (£67,965)
Asking Rent (Annual)	£14.99/Sq ft/Year (£67,965)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	10 Years
Commencement	23 December 2025
Tenant	QTS Group
Floor/Suite	GRND-1
Landlord	Central Tax & Trustee Planning LLP



Lease Details

Move In	6 February 2026	Expiry	22 December 2035
Space Use	Office	Use Class	E (Commercial, Business and Service)
EPC Rating	C		
Rent Review	23 December 2030 (Market)		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
E GRND	-	2,267	£14.99/Sq ft/Year FRI	6 Months 18 Days	Full
E 1st	-	2,267	£14.99/Sq ft/Year FRI	6 Months 18 Days	Full

Contacts

Type	Company	Location	Phone
Leasing Company	NG Chartered Surveyors	Nottingham, NTT	0115 958 8599
Contacts	Charlotte Steggles 0115 958 8599, Alicia Lewis 0115 958 8599		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2009
Size	4,534 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	3.09/1,000 Sq ft; 14 Surface Spaces		



4,534 Sq ft Direct Lease • £14.99/Sq ft FRI Achieved Rent

31 Brunel Parkway, Derby DE24 8HR

Office Space

Market Conditions

Vacancy Rates	2025 Q4		YOY	Market Asking Rent per Area	2025 Q4		YOY
Subject Property	100.0%	↑	100.0%	Subject Property	£14.99/Sq ft	↓	-2.6%
Submarket 2-4 Star	3.8%	↓	-1.7%	Submarket 2-4 Star	£13.61/Sq ft	↑	0.4%
Market Overall	3.3%		0.0%	Market Overall	£12.85/Sq ft	↑	0.5%

Submarket Leasing Activity	2025 Q4		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	122,033 Sq ft	↑	155.2%	12 Month Sales Volume	£4.9m	£8.08m
Months on Market	13.3	↓	-6 mo	Market Sale Price Per Area	£107/Sq ft	£112/Sq ft



3,979 Sq ft Direct Lease • £15.00/Sq ft FRI Achieved Rent

33 Brunel Pky, Derby DE24 8HR

Office Space

Lease Summary

Size Leased (% of Building)	3,979 Sq ft (100%)
Signed	23 December 2025
Achieved Rent (Annual)	£15.00/Sq ft/Year (£59,685)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	5 Years
Commencement	23 December 2025
Tenant	BT Pension Scheme Administration
Floor/Suite	GRND-1
Landlord	Heritage Pensions



Lease Details

Move In	23 December 2025	Expiry	22 December 2030
Space Use	Office	Use Class	E (Commercial, Business and Service)

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
E GRND	-	1,990	Withheld FRI	1 Year 2 Months	Full
P 1st	-	1,989	Withheld FRI	1 Year 2 Months	Full

Contacts

Type	Company	Location	Phone
Leasing Company	Innes England Ltd	Derby, DBY	01332 362244
Contacts	Nick Hosking 01332 362244, Debbie Thompson 01332 362244		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2009
Size	3,979 Sq ft	Tenancy	Single
Last Sale	Aug 2017	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	3.52/1,000 Sq ft; 14 Surface Spaces; Covered Spaces Available		



3,979 Sq ft Direct Lease • £15.00/Sq ft FRI Achieved Rent

33 Brunel Pky, Derby DE24 8HR

Office Space

Market Conditions

Vacancy Rates	2025 Q4	YOY	Market Asking Rent per Area	2025 Q4	YOY
Subject Property	100.0%	0.0%	Subject Property	£11.84/Sq ft	↑ 3.1%
Submarket 1-3 Star	4.0%	↓ -1.8%	Submarket 1-3 Star	£12.90/Sq ft	↑ 0.4%
Market Overall	3.3%	0.0%	Market Overall	£12.85/Sq ft	↑ 0.5%

Submarket Leasing Activity	2025 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	122,033 Sq ft	↑ 155.2%	12 Month Sales Volume	£4.9m	£8.08m
Months on Market	13.3	↓ -6 mo	Market Sale Price Per Area	£107/Sq ft	£112/Sq ft

Lease Summary

Size Leased (% of Building)	1,881 Sq ft (55.9%)
Signed	11 December 2025
Achieved Rent (Annual)	£4.00/Sq ft/Year (£7,524)
Asking Rent (Annual)	£4.15/Sq ft/Year (£7,806)
Service Type	Fully Repairing and Insuring
Lease Type	Sublet/Assignment, New Lease
Term	9 Years 5 Months
Commencement	18 December 2025
Tenant	Toots TV
Floor/Suite	1-2



Lease Details

Move In	18 December 2025	Expiry	1 May 2035
Space Use	Office	Use Class	E (Commercial, Business and Service)
EPC Rating	E		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
P 1st	92	1,087	£4.15/Sq ft/Year	2 Years 10 Months	Partial
P 2nd	92	794	£4.15/Sq ft/Year	2 Years 10 Months	Partial

Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Chris Wright 01332 840328		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1930
Size	3,362 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Central
Location Type	CBD		

Market Conditions

Vacancy Rates	2025 Q4	YOY	Market Asking Rent per Area	2025 Q4	YOY
Subject Property	0.0%	↓ -55.9%	Subject Property	£10.37/Sq ft	↑ 2.6%
Submarket 1-3 Star	4.0%	↓ -1.8%	Submarket 1-3 Star	£12.90/Sq ft	↑ 0.4%
Market Overall	3.3%	0.0%	Market Overall	£12.85/Sq ft	↑ 0.5%

Submarket Leasing Activity	2025 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	122,033 Sq ft	↑ 155.2%	12 Month Sales Volume	£4.55m	£8.08m
Months on Market	13.3	↓ -6 mo	Market Sale Price Per Area	£109/Sq ft	£112/Sq ft



2,073 Sq ft Direct Lease • £10.37/Sq ft FRI Achieved Rent

Victoria Way, Derby DE24 8AN

Office Space

Lease Summary

Size Leased (% of Building)	2,073 Sq ft (36.5%)
Signed	9 December 2025
Achieved Rent (Annual)	£10.37/Sq ft/Year (£21,497)
Asking Rent (Annual)	£8.44/Sq ft/Year (£17,496)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	5 Years
Commencement	9 January 2026
Tenant	Yukoni
Floor/Suite	GRND-1



Lease Details

Move In	9 January 2026	Expiry	8 January 2031
Space Use	Office	Use Class	E (Commercial, Business and Service)

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
P GRND	-	1,439	£8.44/Sq ft/Year IRI	3 Months 24 Days	Full
P 1st	-	634	£8.44/Sq ft/Year IRI	3 Months 24 Days	Full

Contacts

Type	Company	Location	Phone
Leasing Company	FHP Property Consultants	Derby, DBY	01332 343222
Contacts	Harry Gamble 01332 343222, Corbin Archer 01332 343222		
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Chris Wright 01332 840328		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2004
Size	5,674 Sq ft	Tenancy	Multi
Last Sale	Dec 2012 • £137,500 (£24.23/Sq ft)	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	1.23/1,000 Sq ft; 7 Surface Spaces		



2,073 Sq ft Direct Lease • £10.37/Sq ft FRI Achieved Rent

Victoria Way, Derby DE24 8AN

Office Space

Market Conditions

Vacancy Rates	2025 Q4		YOY	Market Asking Rent per Area	2025 Q4		YOY
Subject Property	36.5%	↑	36.5%	Subject Property	£8.44/Sq ft	↓	-8.5%
Submarket 2-4 Star	3.8%	↓	-1.7%	Submarket 2-4 Star	£13.61/Sq ft	↑	0.4%
Market Overall	3.3%		0.0%	Market Overall	£12.85/Sq ft	↑	0.5%
Submarket Leasing Activity	2025 Q4		YOY	Submarket Sales Activity	Current		Prev Year
12 Month Leased	122,033 Sq ft	↑	155.2%	12 Month Sales Volume	£4.9m		£7.73m
Months on Market	13.3	↓	-6 mo	Market Sale Price Per Area	£110/Sq ft		£111/Sq ft



1,907 Sq ft Direct Lease • £13.11/Sq ft FRI Asking Rent

7-15 Millennium Way, Derby DE24 8HZ

Office Space

Lease Summary

Size Leased (% of Building)	1,907 Sq ft (12.3%)
Signed	8 December 2025
Asking Rent (Annual)	£13.11/Sq ft/Year (£25,001)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Commencement	8 December 2025
Floor/Suite	GRND-2
Landlord	Orcus, Curtis Banks, Safe & Secure Home Insurance, Iogen, Document Network Services Ltd



Lease Details

Move In	8 December 2025	Space Use	Office
Use Class	E (Commercial, Business and Service)	EPC Rating	D

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
P GRND	8	604	£13.11/Sq ft/Year FRI	4 Months 29 Days	Full
P 1st	8	624	£13.11/Sq ft/Year FRI	4 Months 29 Days	Full
P 2nd	8	679	£13.11/Sq ft/Year FRI	4 Months 29 Days	Full

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Hugo Beresford 07976 382850, William Speed 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2009
Size	15,520 Sq ft	Tenancy	Multi
Last Sale	Mar 2009 • £345,000 (£22.23/Sq ft)	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	1.98/1,000 Sq ft; 28 Surface Spaces; Covered Spaces Available		



1,907 Sq ft Direct Lease • £13.11/Sq ft FRI Asking Rent

7-15 Millennium Way, Derby DE24 8HZ

Office Space

Market Conditions

Vacancy Rates	2025 Q4	YOY	Market Asking Rent per Area	2025 Q4	YOY
Subject Property	0.0%		Subject Property	£13.11/Sq ft	↓ -3.0%
Submarket 2-4 Star	3.8%	↓ -1.7%	Submarket 2-4 Star	£13.61/Sq ft	↑ 0.4%
Market Overall	3.3%	0.0%	Market Overall	£12.85/Sq ft	↑ 0.5%

Submarket Leasing Activity	2025 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	122,033 Sq ft	↑ 155.2%	12 Month Sales Volume	£4.9m	£7.73m
Months on Market	13.3	↓ -6 mo	Market Sale Price Per Area	£110/Sq ft	£111/Sq ft



170 Sq ft Direct Lease

78-82 Friar Gate, Derby DE1 1FL

Office Space

Lease Summary

Size Leased (% of Building)	170 Sq ft (1.2%)
Signed	18 November 2025
Lease Type	Direct, New Lease
Commencement	19 December 2025
Floor/Suite	GRND
Landlord	Cathexis Psychotherapy



Lease Details

Move In	19 December 2025	Space Use	Office
Use Class	E (Commercial, Business and Service)	EPC Rating	E

Listed Space Summary

Time On Market	4 Months 25 Days	Time Vacant	5 Months 26 Days
Fit-Out	Partial Standard Office Fit-Out	Condition	Excellent

Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Ruby Scott-Mullen 07398 390967		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1975
Size	13,990 Sq ft	Tenancy	Multi
Last Sale	Apr 2022 • £190,250 (£13.60/Sq ft)	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	2.31/1,000 Sq ft; 8 Surface Spaces; Covered Spaces Available		

Market Conditions

Vacancy Rates	2025 Q4	YOY	Market Asking Rent per Area	2025 Q4	YOY
Subject Property	7.6%	↓ -1.7%	Subject Property	£11.69/Sq ft	↑ 1.0%
Submarket 2-4 Star	3.8%	↓ -1.7%	Submarket 2-4 Star	£13.61/Sq ft	↑ 0.4%
Market Overall	3.3%	0.0%	Market Overall	£12.85/Sq ft	↑ 0.5%
Submarket Leasing Activity	2025 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	122,033 Sq ft	↑ 155.2%	12 Month Sales Volume	£4.9m	£7.73m
Months on Market	13.3	↓ -6 mo	Market Sale Price Per Area	£110/Sq ft	£111/Sq ft



3,575 Sq ft Direct Lease • £7.00/Sq ft FRI Achieved Rent

Wyvern House • Railway Ter, Derby DE1 2RU

Office Space

Lease Summary

Size Leased (% of Building)	3,575 Sq ft (23.4%)
Signed	10 November 2025
Achieved Rent (Annual)	£7.00/Sq ft/Year (£25,025)
Asking Rent (Annual)	£10.00/Sq ft/Year (£35,750)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	2 Years
Commencement	10 November 2025
Tenant	Rail Operations Group
Floor/Suite	2



Lease Details

Move In	10 November 2025	Expiry	9 November 2027
Space Use	Office	Use Class	E (Commercial, Business and Service)
EPC Rating	C		

Listed Space Summary

Asking Rent	£10.00/Sq ft/Year	Time On Market	11 Months 13 Days
Time Vacant	11 Months 12 Days	Fit-Out	Partial Standard Office Fit-Out
Layout	Mostly Open Plan	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Chris Wright 01332 840328		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1906
Size	15,279 Sq ft	Tenancy	Multi
Last Sale	Oct 2005	Market	Derby
Submarket	Derby Central	Location Type	CBD



3,575 Sq ft Direct Lease • £7.00/Sq ft FRI Achieved Rent

Wyvern House • Railway Ter, Derby DE1 2RU

Office Space

Market Conditions

Vacancy Rates	2025 Q4	YOY	Market Asking Rent per Area	2025 Q4	YOY
Subject Property	0.0%	↓ -23.4%	Subject Property	£12.91/Sq ft	↓ -1.0%
Submarket 2-4 Star	3.8%	↓ -1.7%	Submarket 2-4 Star	£13.61/Sq ft	↑ 0.4%
Market Overall	3.3%	0.0%	Market Overall	£12.85/Sq ft	↑ 0.5%

Submarket Leasing Activity	2025 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	122,033 Sq ft	↑ 155.2%	12 Month Sales Volume	£4.9m	£7.93m
Months on Market	13.3	↓ -6 mo	Market Sale Price Per Area	£110/Sq ft	£112/Sq ft



438 Sq ft Direct Lease

6-10 Albert St, Derby DE1 2DS

Office Space

Lease Summary

Size Leased (% of Building)	438 Sq ft (3.8%)
Signed	28 October 2025
Lease Type	Direct, New Lease
Commencement	10 November 2025
Floor/Suite	3
Landlord	Associated British Foods PLC, Stack Homes Limited, Aston Investments (Uk) Limited



Lease Details

Move In	12 November 2025	Space Use	Office
Use Class	E (Commercial, Business and Service)		

Listed Space Summary

Time On Market	4 Months 25 Days	Time Vacant	5 Months 15 Days
Space Position	Corner		

Contacts

Type	Company	Location	Phone
Leasing Company	David Brown Commercial	Derby, DBY	01332 200232
Contacts	Ashley Elliott 01332 200232		

Building Overview

CoStar Rating	★★★★☆	Type	Shopfront
Building Class	B	Built	1986
Size	11,519 Sq ft	Tenancy	Multi
Last Sale	May 2019 • £780,000 (£67.71/Sq ft)	Market	Derby
Submarket	City of Derby	Location Type	CBD

Market Conditions

Vacancy Rates	2025 Q4	YOY	Market Asking Rent per Area	2025 Q4	YOY
Subject Property	0.0%		Subject Property	£22.29/Sq ft	↑ 0.7%
Submarket 2-4 Star	1.9%	↓ -0.6%	Submarket 2-4 Star	£20.09/Sq ft	0.0%
Market Overall	2.5%	↓ -0.7%	Market Overall	£18.07/Sq ft	↓ -0.2%
Submarket Leasing Activity	2025 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	223,164 Sq ft	↑ 59.7%	12 Month Sales Volume	£9.39m	£22.8m
Months on Market	7.8	↓ -2.1 mo	Market Sale Price Per Area	£69/Sq ft	£95/Sq ft



833 Sq ft Direct Lease

6-10 Albert St, Derby DE1 2DS

Office Space

Lease Summary

Size Leased (% of Building)	833 Sq ft (7.2%)
Signed	22 October 2025
Lease Type	Direct, New Lease
Commencement	27 October 2025
Floor/Suite	2
Landlord	Associated British Foods PLC, Stack Homes Limited, Aston Investments (Uk) Limited



Lease Details

Move In	27 October 2025	Space Use	Office
Use Class	E (Commercial, Business and Service)		

Listed Space Summary

Time On Market	4 Months 19 Days	Time Vacant	4 Months 29 Days
Space Position	Corner		

Contacts

Type	Company	Location	Phone
Leasing Company	David Brown Commercial	Derby, DBY	01332 200232
Contacts	Ashley Elliott 01332 200232		

Building Overview

CoStar Rating	★★★★☆	Type	Shopfront
Building Class	B	Built	1986
Size	11,519 Sq ft	Tenancy	Multi
Last Sale	May 2019 • £780,000 (£67.71/Sq ft)	Market	Derby
Submarket	City of Derby	Location Type	CBD

Market Conditions

Vacancy Rates	2025 Q4	YOY	Market Asking Rent per Area	2025 Q4	YOY
Subject Property	0.0%		Subject Property	£22.29/Sq ft	↑ 0.7%
Submarket 2-4 Star	1.9%	↓ -0.6%	Submarket 2-4 Star	£20.09/Sq ft	0.0%
Market Overall	2.5%	↓ -0.7%	Market Overall	£18.07/Sq ft	↓ -0.2%
Submarket Leasing Activity	2025 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	223,164 Sq ft	↑ 59.7%	12 Month Sales Volume	£9.66m	£22.86m
Months on Market	7.8	↓ -2.1 mo	Market Sale Price Per Area	£70/Sq ft	£94/Sq ft



525 Sq ft Direct Lease

6-10 Albert St, Derby DE1 2DS

Office Space

Lease Summary

Size Leased (% of Building)	525 Sq ft (4.6%)
Signed	22 October 2025
Lease Type	Direct, New Lease
Commencement	29 October 2025
Floor/Suite	1
Landlord	Associated British Foods PLC, Stack Homes Limited, Aston Investments (Uk) Limited



Lease Details

Move In	29 October 2025	Space Use	Office
Use Class	E (Commercial, Business and Service)		

Listed Space Summary

Time On Market	4 Months 19 Days	Time Vacant	5 Months 1 Day
Space Position	Corner		

Contacts

Type	Company	Location	Phone
Leasing Company	David Brown Commercial	Derby, DBY	01332 200232
Contacts	Ashley Elliott 01332 200232		

Building Overview

CoStar Rating	★★★★☆	Type	Shopfront
Building Class	B	Built	1986
Size	11,519 Sq ft	Tenancy	Multi
Last Sale	May 2019 • £780,000 (£67.71/Sq ft)	Market	Derby
Submarket	City of Derby	Location Type	CBD

Market Conditions

Vacancy Rates	2025 Q4	YOY	Market Asking Rent per Area	2025 Q4	YOY
Subject Property	0.0%		Subject Property	£22.29/Sq ft	↑ 0.7%
Submarket 2-4 Star	1.9%	↓ -0.6%	Submarket 2-4 Star	£20.09/Sq ft	0.0%
Market Overall	2.5%	↓ -0.7%	Market Overall	£18.07/Sq ft	↓ -0.2%
Submarket Leasing Activity	2025 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	223,164 Sq ft	↑ 59.7%	12 Month Sales Volume	£9.66m	£22.86m
Months on Market	7.8	↓ -2.1 mo	Market Sale Price Per Area	£70/Sq ft	£94/Sq ft

Lease Summary

Size Leased (% of Building)	2,274 Sq ft (1.6%)
Signed	30 September 2025
Achieved Rent (Annual)	£12.98/Sq ft/Year (£29,517)
Asking Rent (Annual)	£13.00/Sq ft/Year (£29,562)
Lease Type	Direct, New Lease
Term	5 Years
Commencement	1 October 2025
Tenant	Licence Check
Floor/Suite	1
Landlord	Nurton Developments



Lease Details

Move In	1 October 2025	Expiry	1 October 2030
Space Use	Office	Use Class	E (Commercial, Business and Service)

Listed Space Summary

Asking Rent	£13.00/Sq ft/Year	Time On Market	6 Months 24 Days
Time Vacant	1 Year 7 Months	Fit-Out	Full Standard Office Fit-Out
Layout	Mostly Open Plan	Condition	Excellent

Contacts

Type	Company	Location	Phone
Leasing Company	FHP Property Consultants	Derby, DBY	01332 343222
Contacts	Corbin Archer 01332 343222, Harry Gamble 01332 343222, Darran Severn 07917 460031		
Leasing Company	Innes England Ltd	Derby, DBY	01332 362244
Contacts	Debbie Thompson 01332 362244		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1965
Size	143,000 Sq ft	Tenancy	Multi
Last Sale	Jan 2001	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	1.42/1,000 Sq ft; 160 Surface Spaces; Covered Spaces Available		



2,274 Sq ft Direct Lease • £12.98/Sq ft Achieved Rent

Cardinal Square • Nottingham Rd, Derby DE1 3QT

Office Space

Market Conditions

Vacancy Rates	2025 Q3		YOY	Market Asking Rent per Area	2025 Q3		YOY
Subject Property	3.4%	↑	3.4%	Subject Property	£13.37/Sq ft	↑	12.4%
Submarket 2-4 Star	4.9%	↓	-0.4%	Submarket 2-4 Star	£13.43/Sq ft	↑	0.1%
Market Overall	3.5%		0.0%	Market Overall	£12.67/Sq ft	↑	0.1%

Submarket Leasing Activity	2025 Q3		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	105,694 Sq ft	↑	10.9%	12 Month Sales Volume	£5.68m	£7.15m
Months on Market	14.2	↓	-2.3 mo	Market Sale Price Per Area	£116/Sq ft	£108/Sq ft



9,700 Sq ft Direct Lease • £18.04/Sq ft FRI Achieved Rent

Edward Lloyd House • 8 Pinnacle Way, Derby DE24 8ZS

Office Space

Lease Summary

Size Leased (% of Building)	9,700 Sq ft (74.7%)
Signed	24 September 2025
Achieved Rent (Annual)	£18.04/Sq ft/Year (£174,988)
Asking Rent (Annual)	£18.04/Sq ft/Year (£174,988)
Service Type	Fully Repairing and Insuring
Rent Free	9 Months At Start
Business Rates (Annual)	£13.62/Sq ft/Year (£132,132)
Lease Type	Direct, New Lease
Term	10 Years
Commencement	25 September 2025
Tenant	Hitachi Rail Ltd
Floor/Suite	GRND-1
Landlord	Cedar House Investments Ltd



Lease Details

Move In	25 September 2025	Expiry	25 September 2035
Space Use	Office	Use Class	E (Commercial, Business and Service)
EPC Rating	D		
Rent Review	24 September 2030 (Market)		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
E GRND	-	4,848	£18.04/Sq ft/Year	6 Months 27 Days	Full
E 1st	-	4,852	£18.04/Sq ft/Year	6 Months 27 Days	Full

Contacts

Type	Company	Location	Phone
Leasing Company	FHP Property Consultants	Derby, DBY	01332 343222
Contacts	Corbin Archer 01332 343222, Darran Severn 07917 460031		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2003
Size	12,982 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	1.08/1,000 Sq ft; 14 Surface Spaces		



9,700 Sq ft Direct Lease • £18.04/Sq ft FRI Achieved Rent

Edward Lloyd House • 8 Pinnacle Way, Derby DE24 8ZS

Office Space

Market Conditions

Vacancy Rates	2025 Q3		YOY	Market Asking Rent per Area	2025 Q3		YOY
Subject Property	74.7%	↑	74.7%	Subject Property	£18.04/Sq ft	↑	4.0%
Submarket 2-4 Star	4.9%	↓	-0.4%	Submarket 2-4 Star	£13.43/Sq ft	↑	0.1%
Market Overall	3.5%		0.0%	Market Overall	£12.67/Sq ft	↑	0.1%

Submarket Leasing Activity	2025 Q3		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	105,694 Sq ft	↑	10.9%	12 Month Sales Volume	£5.68m	£7.15m
Months on Market	14.2	↓	-2.3 mo	Market Sale Price Per Area	£116/Sq ft	£108/Sq ft

Lease Summary

Size Leased (% of Building)	3,747 Sq ft (8.5%)
Signed	29 August 2025
Achieved Rent (Annual)	£15.81/Sq ft/Year (£59,240)
Asking Rent (Annual)	£15.50/Sq ft/Year (£58,079)
Service Type	Fully Repairing and Insuring
Rent Free	6 Months At Start
Lease Type	Direct, New Lease
Term	5 Years
Commencement	29 August 2025
Tenant	Acute Business Advisory Ltd
Floor/Suite	2
Landlord	Loxton Developments

**Lease Details**

Move In	29 August 2025	Expiry	29 August 2030
Space Use	Office	Use Class	E (Commercial, Business and Service)
Termination	29 August 2028		

Listed Space Summary

Asking Rent	£15.50/Sq ft/Year	Time On Market	1 Year 1 Month
Time Vacant	1 Year 3 Months	Fit-Out	Partial Standard Office Fit-Out
Condition	Average		

Contacts

Type	Company	Location	Phone
Leasing Company	Innes England Ltd	Derby, DBY	01332 362244
Contacts	Nick Hosking 01332 362244		
Leasing Company	FHP Property Consultants	Derby, DBY	01332 343222
Contacts	Darran Severn 07917 460031		
Leasing Company	Loxton Developments	Kineton, WAR	01926 640606
Contacts	Mark Roberts 01926 640606, John Roberts 01926 640606		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built/Renovated	1989/2012
Size	44,184 Sq ft	Tenancy	Multi
Last Sale	Sept 2011 • £1,775,000 (£40.17/Sq ft)	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	3.42/1,000 Sq ft; 151 Surface Spaces; Covered Spaces Available		



3,747 Sq ft Direct Lease • £15.81/Sq ft FRI Achieved Rent

Pentagon House • Sir Frank Whittle Rd, Derby DE21 4XA

Office Space

Market Conditions

Vacancy Rates	2025 Q3	YOY	Market Asking Rent per Area	2025 Q3	YOY
Subject Property	0.0%	↓ -8.5%	Subject Property	£16.04/Sq ft	↓ -5.4%
Submarket 2-4 Star	4.9%	↓ -0.4%	Submarket 2-4 Star	£13.43/Sq ft	↑ 0.1%
Market Overall	3.5%	0.0%	Market Overall	£12.67/Sq ft	↑ 0.1%

Submarket Leasing Activity	2025 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	105,694 Sq ft	↑ 10.9%	12 Month Sales Volume	£2.1m	£6.93m
Months on Market	14.2	↓ -2.3 mo	Market Sale Price Per Area	£103/Sq ft	£107/Sq ft



1,150 Sq ft Direct Lease • £14.48/Sq ft FRI Achieved Rent

Pride Park • Riverside Ct, Derby DE24 8JN

Office Space

Lease Summary

Size Leased (% of Building)	1,150 Sq ft (26%)
Signed	26 August 2025
Achieved Rent (Annual)	£14.48/Sq ft/Year (£16,652)
Asking Rent (Annual)	£14.50/Sq ft/Year (£16,675)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	3 Years
Commencement	26 August 2025
Tenant	Ensplied Consulting Ltd
Floor/Suite	GRND, 9



Lease Details

Move In	26 August 2025	Expiry	25 August 2028
Space Use	Office	Use Class	E (Commercial, Business and Service)

Listed Space Summary

Asking Rent	£14.50/Sq ft/Year	Time On Market	1 Year 1 Month
Time Vacant	1 Year 2 Months	Fit-Out	Full Standard Office Fit-Out

Contacts

Type	Company	Location	Phone
Leasing Company	Innes England Ltd	Derby, DBY	01332 362244
Contacts	Debbie Thompson 01332 362244, Nick Hosking 01332 362244		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2008
Size	4,417 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	2.17/1,000 Sq ft; 8 Surface Spaces; Covered Spaces Available		

Market Conditions

Vacancy Rates	2025 Q3	YOY	Market Asking Rent per Area	2025 Q3	YOY
Subject Property	52.1%	↑ 26.0%	Subject Property	£14.47/Sq ft	↓ -0.3%
Submarket 1-3 Star	5.2%	↓ -0.4%	Submarket 1-3 Star	£12.73/Sq ft	↑ 0.2%
Market Overall	3.5%	0.0%	Market Overall	£12.67/Sq ft	↑ 0.1%

Submarket Leasing Activity	2025 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	105,694 Sq ft	↑ 10.9%	12 Month Sales Volume	£2.1m	£6.93m
Months on Market	14.2	↓ -2.3 mo	Market Sale Price Per Area	£103/Sq ft	£107/Sq ft



2,753 Sq ft Direct Lease • £12.80/Sq ft Asking Rent

Progress House • 4 Siddals Rd, Derby DE1 2PW

Office Space

Lease Summary

Size Leased (% of Building)	2,753 Sq ft (100%)
Signed	22 August 2025
Asking Rent (Annual)	£12.80/Sq ft/Year (£35,238)
Lease Type	Direct, New Lease
Commencement	25 September 2025
Floor/Suite	GRND-1
Landlord	Skyline Recruitment Ltd



Lease Details

Move In	25 September 2025	Space Use	Office
Use Class	E (Commercial, Business and Service)	EPC Rating	B

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
E GRND	-	1,366	£12.80/Sq ft/Year FRI	3 Months 16 Days	Full
E 1st	-	1,387	£12.80/Sq ft/Year FRI	3 Months 16 Days	Full

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Hugo Beresford 07976 382850, William Speed 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1990
Size	2,753 Sq ft	Tenancy	Single
Last Sale	Nov 2013 • £145,000 (£52.67/Sq ft)	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	1.45/1,000 Sq ft; 4 Surface Spaces		



2,753 Sq ft Direct Lease • £12.80/Sq ft Asking Rent

Progress House • 4 Siddals Rd, Derby DE1 2PW

Office Space

Market Conditions

Vacancy Rates	2025 Q3	YOY	Market Asking Rent per Area	2025 Q3	YOY
Subject Property	100.0%	↑ 100.0%	Subject Property	£12.76/Sq ft	↑ 0.9%
Submarket 2-4 Star	4.9%	↓ -0.4%	Submarket 2-4 Star	£13.43/Sq ft	↑ 0.1%
Market Overall	3.5%	0.0%	Market Overall	£12.67/Sq ft	↑ 0.1%

Submarket Leasing Activity	2025 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	105,694 Sq ft	↑ 10.9%	12 Month Sales Volume	£2.1m	£6.93m
Months on Market	14.2	↓ -2.3 mo	Market Sale Price Per Area	£103/Sq ft	£107/Sq ft



754 Sq ft Direct Lease • £16.58/Sq ft Asking Rent

3A College Pl, Derby DE1 3DY

Office Space

Lease Summary

Size Leased (% of Building)	754 Sq ft (100%)
Signed	22 August 2025
Asking Rent (Annual)	£16.58/Sq ft/Year (£12,501)
Business Rates (Annual)	£8.47/Sq ft/Year (£6,388)
Lease Type	Direct, New Lease
Commencement	21 September 2025
Floor/Suite	GRND-1
Landlord	Morgan Industrial Properties Ltd



Lease Details

Move In	21 September 2025	Space Use	Office
Use Class	E (Commercial, Business and Service)	EPC Rating	D

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
E GRND	-	259	£16.58/Sq ft/Year FRI	2 Months 30 Days	Full
E 1st	-	495	£16.58/Sq ft/Year FRI	2 Months 30 Days	Full

Contacts

Type	Company	Location	Phone
Leasing Company	David Brown Commercial	Derby, DBY	01332 200232
Contacts	Ashley Elliott 01332 200232		

Building Overview

CoStar Rating	★ ★ ☆ ☆ ☆	Type	Office
Building Class	C	Built	1931
Size	754 Sq ft	Tenancy	Single
Last Sale	Jun 2018 • £82,945 (£110.01/Sq ft)	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	2.65/1,000 Sq ft; 2 Surface Spaces		



754 Sq ft Direct Lease • £16.58/Sq ft Asking Rent

3A College Pl, Derby DE1 3DY

Office Space

Market Conditions

Vacancy Rates	2025 Q3	YOY	Market Asking Rent per Area	2025 Q3	YOY
Subject Property	0.0%		Subject Property	£16.58/Sq ft	↓ -2.2%
Submarket 1-3 Star	5.2%	↓ -0.4%	Submarket 1-3 Star	£12.73/Sq ft	↑ 0.2%
Market Overall	3.5%	0.0%	Market Overall	£12.67/Sq ft	↑ 0.1%

Submarket Leasing Activity	2025 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	105,694 Sq ft	↑ 10.9%	12 Month Sales Volume	£2.1m	£6.93m
Months on Market	14.2	↓ -2.3 mo	Market Sale Price Per Area	£103/Sq ft	£107/Sq ft



1,260 Sq ft Direct Lease

4 Bramble St, Derby DE1 1HU

Office Space

Lease Summary

Size Leased (% of Building)	1,260 Sq ft (100%)
Signed	12 August 2025
Lease Type	Direct, New Lease
Commencement	12 August 2025
Floor/Suite	GRND
Landlord	Corporate & Professional Pensions Ltd



Lease Details

Move In	12 August 2025	Space Use	Office
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Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Chris Keogh 01332 298000, William Speed 01332 298000		

Building Overview

CoStar Rating	★ ★ ☆ ☆ ☆	Type	Office
Building Class	B	Built	1988
Size	1,260 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	1.59/1,000 Sq ft; 2 Surface Spaces		

Market Conditions

Vacancy Rates	2025 Q3	YOY	Market Asking Rent per Area	2025 Q3	YOY
Subject Property	0.0%		Subject Property	£13.39/Sq ft	↓ -1.2%
Submarket 1-3 Star	5.2%	↓ -0.4%	Submarket 1-3 Star	£12.73/Sq ft	↑ 0.2%
Market Overall	3.5%	0.0%	Market Overall	£12.67/Sq ft	↑ 0.1%
Submarket Leasing Activity	2025 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	105,694 Sq ft	↑ 10.9%	12 Month Sales Volume	£2.1m	£6.93m
Months on Market	14.2	↓ -2.3 mo	Market Sale Price Per Area	£103/Sq ft	£107/Sq ft



1,150 Sq ft Direct Lease • £14.50/Sq ft FRI Achieved Rent

Pride Park • Riverside Ct, Derby DE24 8JN

Office Space

Lease Summary

Size Leased (% of Building)	1,150 Sq ft (26%)
Signed	6 August 2025
Achieved Rent (Annual)	£14.50/Sq ft/Year (£16,675)
Asking Rent (Annual)	£14.50/Sq ft/Year (£16,675)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	3 Years
Commencement	6 August 2025
Tenant	PRI Europe Ltd
Floor/Suite	GRND, 8



Lease Details

Move In	6 August 2025	Expiry	5 August 2028
Space Use	Office	Use Class	E (Commercial, Business and Service)

Listed Space Summary

Asking Rent	£14.50/Sq ft/Year	Time On Market	1 Year
Time Vacant	11 Months 6 Days	Fit-Out	Full Standard Office Fit-Out

Contacts

Type	Company	Location	Phone
Leasing Company	Innes England Ltd	Derby, DBY	01332 362244
Contacts	Debbie Thompson 01332 362244, Nick Hosking 01332 362244		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2008
Size	4,417 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	2.17/1,000 Sq ft; 8 Surface Spaces; Covered Spaces Available		

Market Conditions

Vacancy Rates	2025 Q3	YOY	Market Asking Rent per Area	2025 Q3	YOY
Subject Property	52.1%	↑ 26.0%	Subject Property	£14.47/Sq ft	↓ -0.3%
Submarket 1-3 Star	5.2%	↓ -0.4%	Submarket 1-3 Star	£12.73/Sq ft	↑ 0.2%
Market Overall	3.5%	0.0%	Market Overall	£12.67/Sq ft	↑ 0.1%
Submarket Leasing Activity	2025 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	105,694 Sq ft	↑ 10.9%	12 Month Sales Volume	£2.1m	£6.93m
Months on Market	14.2	↓ -2.3 mo	Market Sale Price Per Area	£103/Sq ft	£107/Sq ft



893 Sq ft Direct Lease • £11.20/Sq ft FRI Achieved Rent

St Peters House • Mansfield Rd, Derby DE1 3TP

Office Space

Lease Summary

Size Leased (% of Building)	893 Sq ft (22.7%)
Signed	4 August 2025
Achieved Rent (Annual)	£11.20/Sq ft/Year (£10,002)
Asking Rent (Annual)	£12.54/Sq ft/Year (£11,198)
Service Type	Fully Repairing and Insuring
Business Rates (Annual)	£6.71/Sq ft/Year (£5,988)
Lease Type	Direct, New Lease
Term	3 Years
Commencement	4 August 2025
Floor/Suite	1



Lease Details

Move In	4 August 2025	Expiry	3 August 2028
Space Use	Office	Use Class	E (Commercial, Business and Service)

Listed Space Summary

Asking Rent	£12.54/Sq ft/Year	Time On Market	1 Year 1 Month
Time Vacant	1 Year 1 Month	Fit-Out	CAT A
Condition	Average		

Contacts

Type	Company	Location	Phone
Leasing Company	Innes England Ltd	Derby, DBY	01332 362244
Contacts	Debbie Thompson 01332 362244, Nick Hosking 01332 362244		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1899
Size	3,935 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	4.09/1,000 Sq ft; 6 Surface Spaces; Covered Spaces Available		



893 Sq ft Direct Lease • £11.20/Sq ft FRI Achieved Rent

St Peters House • Mansfield Rd, Derby DE1 3TP

Office Space

Market Conditions

Vacancy Rates	2025 Q3		YOY	Market Asking Rent per Area	2025 Q3		YOY
Subject Property	33.7%	↑	11.1%	Subject Property	£10.04/Sq ft	↑	0.8%
Submarket 2-4 Star	4.9%	↓	-0.4%	Submarket 2-4 Star	£13.43/Sq ft	↑	0.1%
Market Overall	3.5%		0.0%	Market Overall	£12.67/Sq ft	↑	0.1%

Submarket Leasing Activity	2025 Q3		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	105,694 Sq ft	↑	10.9%	12 Month Sales Volume	£2.1m	£6.93m
Months on Market	14.2	↓	-2.3 mo	Market Sale Price Per Area	£103/Sq ft	£107/Sq ft



9,750 Sq ft Direct Lease • £12.00/Sq ft FRI Achieved Rent

Brunel House • London Rd, Derby DE1 2WS

Office Space

Lease Summary

Size Leased (% of Building)	9,750 Sq ft (11.2%)
Signed	30 July 2025
Achieved Rent (Annual)	£12.00/Sq ft/Year (£117,000)
Asking Rent (Annual)	£10.00/Sq ft/Year (£97,500)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	5 Years
Commencement	1 August 2025
Tenant	Network Plus
Floor/Suite	3-5
Landlord	Office of Rail and Road



Lease Details

Move In	1 August 2025	Expiry	1 August 2030
Space Use	Office	Use Class	E (Commercial, Business and Service)
EPC Rating	D		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
E 3rd	-	3,250	£10.00/Sq ft/Year FRI	13 Years	Full
E 4th	-	3,250	£10.00/Sq ft/Year FRI	13 Years	Full
E 5th	-	3,250	£10.00/Sq ft/Year FRI	13 Years	Full

Contacts

Type	Company	Location	Phone
Leasing Company	Sanderson Weatherall LLP	Leeds, WYK	0113 221 6000
Contacts	Andrew Ellis 0113 221 6000		
Leasing Company	FHP Property Consultants	Derby, DBY	01332 343222
Contacts	Darran Severn 07917 460031		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1960
Size	86,815 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	1.79/1,000 Sq ft; 167 Surface Spaces		



9,750 Sq ft Direct Lease • £12.00/Sq ft FRI Achieved Rent

Brunel House • London Rd, Derby DE1 2WS

Office Space

Market Conditions

Vacancy Rates	2025 Q3	YOY	Market Asking Rent per Area	2025 Q3	YOY
Subject Property	7.3%	↓ -11.2%	Subject Property	£9.16/Sq ft	↑ 0.2%
Submarket 2-4 Star	4.9%	↓ -0.4%	Submarket 2-4 Star	£13.43/Sq ft	↑ 0.1%
Market Overall	3.5%	0.0%	Market Overall	£12.67/Sq ft	↑ 0.1%

Submarket Leasing Activity	2025 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	105,694 Sq ft	↑ 10.9%	12 Month Sales Volume	£2.1m	£6.93m
Months on Market	14.2	↓ -2.3 mo	Market Sale Price Per Area	£103/Sq ft	£107/Sq ft



347 Sq ft Direct Lease

36 Green Ln, Derby DE1 1RP

Office Space

Lease Summary

Size Leased (% of Building)	347 Sq ft (68.6%)
Signed	20 July 2025
Lease Type	Direct, New Lease
Commencement	19 August 2025
Tenant	The Berry Group UK Ltd
Floor/Suite	GRND
Landlord	The Berry Group UK Ltd



Lease Details

Move In	19 August 2025	Space Use	Office
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Building Overview

CoStar Rating	★★★★☆	Type	Shopfront Retail/Office
Building Class	B	Built/Renovated	1895/2025
Size	506 Sq ft	Tenancy	Single
Last Sale	Jul 2023	Market	Derby
Submarket	City of Derby	Location Type	CBD

Market Conditions

Vacancy Rates	2025 Q3	YOY	Market Asking Rent per Area	2025 Q3	YOY
Subject Property	0.0%		Subject Property	£29.95/Sq ft	↓ -1.0%
Submarket 2-4 Star	2.1%	↓ -0.2%	Submarket 2-4 Star	£20.17/Sq ft	↑ 0.4%
Market Overall	2.4%	↓ -0.6%	Market Overall	£18.14/Sq ft	↑ 0.2%
Submarket Leasing Activity	2025 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	148,351 Sq ft	↑ 0.6%	12 Month Sales Volume	£20.64m	£38.51m
Months on Market	11.7	↑ 2.6 mo	Market Sale Price Per Area	£74/Sq ft	£139/Sq ft



490 Sq ft Direct Lease • £24.49/Sq ft Asking Rent

44 Agard St, Derby DE1 1DZ

Office Space

Lease Summary

Size Leased (% of Building)	490 Sq ft (100%)
Signed	14 July 2025
Asking Rent (Annual)	£24.49/Sq ft/Year (£12,000)
Business Rates (Annual)	£5.50/Sq ft/Year (£2,695)
Lease Type	Direct, New Lease
Commencement	13 August 2025
Floor/Suite	GRND



Lease Details

Move In	13 August 2025	Space Use	Office
Use Class	E (Commercial, Business and Service)	EPC Rating	C

Listed Space Summary

Asking Rent	£24.49/Sq ft/Year	Time On Market	1 Year 6 Months
Time Vacant	1 Year 7 Months	Fit-Out	Partial Standard Office Fit-Out
Layout	Mostly Open Plan	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	BB&J Commercial	Derby, DBY	01332 292825
Contacts	Graham Bancroft 01332 292825, Cameron Godfrey 01332 292825		

Building Overview

CoStar Rating	★ ★ ☆ ☆ ☆	Type	Office
Building Class	B	Built	1980
Size	490 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Central
Location Type	CBD		



490 Sq ft Direct Lease • £24.49/Sq ft Asking Rent

44 Agard St, Derby DE1 1DZ

Office Space

Market Conditions

Vacancy Rates	2025 Q3	YOY	Market Asking Rent per Area	2025 Q3	YOY
Subject Property	0.0%	↓ -100.0%	Subject Property	£24.49/Sq ft	0.0%
Submarket 1-3 Star	5.2%	↓ -0.4%	Submarket 1-3 Star	£12.73/Sq ft	↑ 0.2%
Market Overall	3.5%	0.0%	Market Overall	£12.67/Sq ft	↑ 0.1%

Submarket Leasing Activity	2025 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	105,694 Sq ft	↑ 10.9%	12 Month Sales Volume	£2.46m	£6.45m
Months on Market	14.2	↓ -2.3 mo	Market Sale Price Per Area	£103/Sq ft	£106/Sq ft



13,032 Sq ft Direct Lease • £16.25/Sq ft FRI Achieved Rent

3 Centro Pl, Derby DE24 8RF

Office Space

Lease Summary

Size Leased (% of Building)	13,032 Sq ft (64.1%)
Signed	30 June 2025
Achieved Rent (Annual)	£16.25/Sq ft/Year (£211,770)
Asking Rent (Annual)	£16.00/Sq ft/Year (£208,512)
Service Type	Fully Repairing and Insuring
Business Rates (Annual)	£18.73/Sq ft/Year (£244,062)
Lease Type	Direct, New Lease
Term	10 Years
Commencement	30 June 2025
Tenant	Celfone Trading
Floor/Suite	GRND-2
Landlord	PKF Cooper Parry LLP



Lease Details

Move In	16 August 2025	Expiry	29 June 2035
Space Use	Office	Use Class	E (Commercial, Business and Service)
EPC Rating	B		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
E GRND	-	4,344	£16.00/Sq ft/Year FRI	8 Months 16 Days	-
E 1st	-	4,344	£16.00/Sq ft/Year FRI	8 Months 16 Days	-
E 2nd	-	4,344	£16.00/Sq ft/Year FRI	8 Months 16 Days	-

Contacts

Type	Company	Location	Phone
Leasing Company	Innes England Ltd	Derby, DBY	01332 362244
Contacts	Debbie Thompson 01332 362244, Nick Hosking 01332 362244		

Building Overview

CoStar Rating	★★★★☆	Type	Medical
Building Class	B	Built	2006
Size	20,342 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	3.68/1,000 Sq ft; 37 Surface Spaces; Covered Spaces Available		



13,032 Sq ft Direct Lease • £16.25/Sq ft FRI Achieved Rent

3 Centro Pl, Derby DE24 8RF

Office Space

Market Conditions

Vacancy Rates	2025 Q2		YOY	Market Asking Rent per Area	2025 Q2		YOY
Subject Property	64.1%	↑	64.1%	Subject Property	£16.00/Sq ft	↑	3.6%
Submarket 2-4 Star	6.1%	↑	1.5%	Submarket 2-4 Star	£13.31/Sq ft	↓	-0.4%
Market Overall	4.0%	↑	0.5%	Market Overall	£12.56/Sq ft	↓	-0.4%

Submarket Leasing Activity	2025 Q2		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	80,012 Sq ft	↓	-35.8%	12 Month Sales Volume	£2.46m	£6.45m
Months on Market	22.5	↑	7.4 mo	Market Sale Price Per Area	£103/Sq ft	£106/Sq ft



6,530 Sq ft Direct Lease • £13.00/Sq ft Achieved Rent

Cardinal Square • Nottingham Rd, Derby DE1 3QT

Office Space

Lease Summary

Size Leased (% of Building)	6,530 Sq ft (4.6%)
Signed	26 June 2025
Achieved Rent (Annual)	£13.00/Sq ft/Year (£84,890)
Asking Rent (Annual)	£13.00/Sq ft/Year (£84,890)
Rent Free	5 Months At Start
Lease Type	Direct, New Lease
Term	5 Years
Commencement	27 June 2025
Tenant	Concentrix TSC UK Limited
Floor/Suite	1, North
Landlord	Nurton Developments



Lease Details

Move In	27 June 2025	Expiry	27 June 2030
Space Use	Office	Use Class	E (Commercial, Business and Service)
Termination	26 June 2028		

Listed Space Summary

Asking Rent	£13.00/Sq ft/Year	Time On Market	3 Months 20 Days
Time Vacant	1 Year 4 Months	Fit-Out	Full Standard Office Fit-Out
Layout	Mostly Open Plan	Condition	Excellent

Contacts

Type	Company	Location	Phone
Leasing Company	FHP Property Consultants	Derby, DBY	01332 343222
Contacts	Corbin Archer 01332 343222, Harry Gamble 01332 343222, Darran Severn 07917 460031		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1965
Size	143,000 Sq ft	Tenancy	Multi
Last Sale	Jan 2001	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	1.42/1,000 Sq ft; 160 Surface Spaces; Covered Spaces Available		



6,530 Sq ft Direct Lease • £13.00/Sq ft Achieved Rent

Cardinal Square • Nottingham Rd, Derby DE1 3QT

Office Space

Market Conditions

Vacancy Rates	2025 Q2		YOY	Market Asking Rent per Area	2025 Q2		YOY
Subject Property	7.1%	↑	7.1%	Subject Property	£13.39/Sq ft	↑	17.0%
Submarket 2-4 Star	6.1%	↑	1.5%	Submarket 2-4 Star	£13.31/Sq ft	↓	-0.4%
Market Overall	4.0%	↑	0.5%	Market Overall	£12.56/Sq ft	↓	-0.4%

Submarket Leasing Activity	2025 Q2		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	80,012 Sq ft	↓	-35.8%	12 Month Sales Volume	£2.46m	£6.45m
Months on Market	22.5	↑	7.4 mo	Market Sale Price Per Area	£103/Sq ft	£106/Sq ft



3,948 Sq ft Direct Lease • £14.00/Sq ft Achieved Rent

Pride Park View • Victoria Way, Derby DE24 8AN

Office Space

Lease Summary

Size Leased (% of Building)	3,948 Sq ft (100%)
Signed	24 June 2025
Achieved Rent (Annual)	£14.00/Sq ft/Year (£55,272)
Lease Type	Direct, New Lease
Term	5 Years
Tenant	ATD Civils & Groundworks Ltd
Floor/Suite	GRND-1
Landlord	Derbyshire Investments Ltd



Lease Details

Move In	24 June 2025	Space Use	Office
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Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Chris Wright 01332 840328		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2010
Size	3,948 Sq ft	Tenancy	Multi
Last Sale	May 2019 • £730,000 (£184.90/Sq ft)	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	1.16/1,000 Sq ft; 20 Surface Spaces		

Market Conditions

Vacancy Rates	2025 Q2	YOY	Market Asking Rent per Area	2025 Q2	YOY
Subject Property	0.0%	0.0%	Subject Property	£15.46/Sq ft	↑ 1.2%
Submarket 2-4 Star	6.1%	↑ 1.5%	Submarket 2-4 Star	£13.31/Sq ft	↓ -0.4%
Market Overall	4.0%	↑ 0.5%	Market Overall	£12.56/Sq ft	↓ -0.4%
Submarket Leasing Activity	2025 Q2	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	80,012 Sq ft	↓ -35.8%	12 Month Sales Volume	£2.46m	£6.45m
Months on Market	22.5	↑ 7.4 mo	Market Sale Price Per Area	£103/Sq ft	£106/Sq ft



5,386 Sq ft Direct Lease • £11.14/Sq ft Achieved Rent

St Georges House • Vernon Gate, Derby DE1 1UQ

Office Space

Lease Summary

Size Leased (% of Building)	5,386 Sq ft (47.1%)
Signed	20 June 2025
Achieved Rent (Annual)	£11.14/Sq ft/Year (£60,000)
Asking Rent (Annual)	£12.00/Sq ft/Year (£64,632)
Lease Type	Direct, New Lease
Term	5 Years
Commencement	21 June 2025
Tenant	Senad
Floor/Suite	GRND-2
Landlord	Talbot and Muir



Lease Details

Move In	16 May 2025	Expiry	20 June 2030
Space Use	Office	Use Class	E (Commercial, Business and Service)

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
P GRND	2	942	£12.00/Sq ft/Year	2 Years 2 Months	Partial
P 1st	2	913	£12.00/Sq ft/Year	2 Years 2 Months	Partial
P 2nd	2	927	£12.00/Sq ft/Year	2 Years 2 Months	Partial

Contacts

Type	Company	Location	Phone
Leasing Company	Johnson Fellows LLP	Birmingham, WMD	0121 643 9337
Contacts	Mark Fitzpatrick 0121 643 9337		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2001
Size	11,437 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	1.25/1,000 Sq ft; 18 Surface Spaces; Covered Spaces Available		



5,386 Sq ft Direct Lease • £11.14/Sq ft Achieved Rent

St Georges House • Vernon Gate, Derby DE1 1UQ

Office Space

Market Conditions

Vacancy Rates	2025 Q2		YOY	Market Asking Rent per Area	2025 Q2		YOY
Subject Property	24.3%		0.0%	Subject Property	£12.00/Sq ft		0.0%
Submarket 2-4 Star	6.1%	↑	1.5%	Submarket 2-4 Star	£13.31/Sq ft	↓	-0.4%
Market Overall	4.0%	↑	0.5%	Market Overall	£12.56/Sq ft	↓	-0.4%

Submarket Leasing Activity	2025 Q2		YOY	Submarket Sales Activity	Current		Prev Year
12 Month Leased	80,012 Sq ft	↓	-35.8%	12 Month Sales Volume	£2.46m		£6.45m
Months on Market	22.5	↑	7.4 mo	Market Sale Price Per Area	£103/Sq ft		£106/Sq ft



701 Sq ft Direct Lease • £16.26/Sq ft Asking Rent

42 Friar Gate, Derby DE1 1DA

Office Space

Lease Summary

Size Leased (% of Building)	701 Sq ft (9.8%)
Signed	16 June 2025
Asking Rent (Annual)	£16.26/Sq ft/Year (£11,398)
Lease Type	Direct, New Lease
Term	1 Year
Commencement	16 June 2025
Floor/Suite	1
Landlord	Chevin Homes Ltd



Lease Details

Move In	16 June 2025	Expiry	16 June 2026
Space Use	Office	Use Class	E (Commercial, Business and Service)

Listed Space Summary

Asking Rent	£16.26/Sq ft/Year	Time On Market	9 Months
Time Vacant	9 Months 4 Days		

Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Chris Wright 01332 840328		
Leasing Company	Chevin Homes Ltd	Derby, DBY	01332 366873
Contacts	Kelly Bacon 01332 366873		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1750
Size	7,132 Sq ft	Tenancy	Multi
Last Sale	Jun 2015	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	Surface Spaces Available; Covered Spaces Available		



701 Sq ft Direct Lease • £16.26/Sq ft Asking Rent

42 Friar Gate, Derby DE1 1DA

Office Space

Market Conditions

Vacancy Rates	2025 Q2		YOY	Market Asking Rent per Area	2025 Q2		YOY
Subject Property	9.8%	↓	-6.0%	Subject Property	£13.03/Sq ft	↓	-6.1%
Submarket 2-4 Star	6.1%	↑	1.5%	Submarket 2-4 Star	£13.31/Sq ft	↓	-0.4%
Market Overall	4.0%	↑	0.5%	Market Overall	£12.56/Sq ft	↓	-0.4%

Submarket Leasing Activity	2025 Q2		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	80,012 Sq ft	↓	-35.8%	12 Month Sales Volume	£2.46m	£6.45m
Months on Market	22.5	↑	7.4 mo	Market Sale Price Per Area	£103/Sq ft	£106/Sq ft



737 Sq ft Direct Lease

45 Friar Gate, Derby DE1 1DA

Office Space

Lease Summary

Size Leased (% of Building)	737 Sq ft (17.3%)
Signed	4 June 2025
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	1 Year
Commencement	4 June 2025
Floor/Suite	GRND
Landlord	Chevin Homes Ltd, Peak Trust Ltd



Lease Details

Move In	4 June 2025	Expiry	3 June 2026
Space Use	Office	Use Class	E (Commercial, Business and Service)

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
P GRND	1a	297	Withheld tbd	1 Month 11 Days	Shell & Core
P GRND	1b	231	Withheld tbd	1 Month 11 Days	Shell & Core
P GRND	1c	209	Withheld tbd	1 Month 11 Days	Shell & Core

Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Ruby Scott-Mullen 07398 390967		
Leasing Company	Chevin Homes Ltd	Derby, DBY	01332 366873
Contacts	Kelly Bacon 01332 366873		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1850
Size	4,251 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	1.65/1,000 Sq ft; 7 Surface Spaces		



737 Sq ft Direct Lease

45 Friar Gate, Derby DE1 1DA

Office Space

Market Conditions

Vacancy Rates	2025 Q2	YOY	Market Asking Rent per Area	2025 Q2	YOY
Subject Property	0.0%		Subject Property	£18.35/Sq ft	↑ 1.2%
Submarket 2-4 Star	6.1%	↑ 1.5%	Submarket 2-4 Star	£13.31/Sq ft	↓ -0.4%
Market Overall	4.0%	↑ 0.5%	Market Overall	£12.56/Sq ft	↓ -0.4%

Submarket Leasing Activity	2025 Q2	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	80,012 Sq ft	↓ -35.8%	12 Month Sales Volume	£2.46m	£6.45m
Months on Market	22.5	↑ 7.4 mo	Market Sale Price Per Area	£103/Sq ft	£106/Sq ft

Lease Summary

Size Leased (% of Building)	1,296 Sq ft (9.3%)
Signed	28 May 2025
Asking Rent (Annual)	£11.57/Sq ft/Year (£14,995)
Service Type	Fully Repairing and Insuring
Lease Type	Sublet/Assignment, New Lease
Term	3 Years 1 Month
Commencement	27 June 2025
Floor/Suite	BSMT, GRND-2
Landlord	Cathexis Psychotherapy



Lease Details

Move In	27 June 2025	Expiry	1 July 2028
Space Use	Office	Use Class	E (Commercial, Business and Service)
EPC Rating	D		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
E BSMT	82 Friar Gate	238	£11.57/Sq ft/Year	7 Months 21 Days	Full
P GRND	82 Friar Gate	338	£11.57/Sq ft/Year	7 Months 21 Days	Full
P 1st	82 Friar Gate	439	£11.57/Sq ft/Year	7 Months 21 Days	Full
P 2nd	82 Friar Gate	281	£11.57/Sq ft/Year	7 Months 21 Days	Full

Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Chris Wright 01332 840328		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1975
Size	13,990 Sq ft	Tenancy	Multi
Last Sale	Apr 2022 • £190,250 (£13.60/Sq ft)	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	2.31/1,000 Sq ft; 8 Surface Spaces; Covered Spaces Available		

Market Conditions

Vacancy Rates	2025 Q2		YOY	Market Asking Rent per Area	2025 Q2	YOY
Subject Property	1.2%	↓	-8.0%	Subject Property	£11.57/Sq ft	0.0%
Submarket 2-4 Star	6.1%	↑	1.5%	Submarket 2-4 Star	£13.31/Sq ft	↓ -0.4%
Market Overall	4.0%	↑	0.5%	Market Overall	£12.56/Sq ft	↓ -0.4%

Submarket Leasing Activity	2025 Q2		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	80,012 Sq ft	↓	-35.8%	12 Month Sales Volume	£2.46m	£6.45m
Months on Market	22.5	↑	7.4 mo	Market Sale Price Per Area	£103/Sq ft	£106/Sq ft

Lease Summary

Size Leased (% of Building)	4,069 Sq ft (32.6%)
Signed	21 May 2025
Lease Type	Direct, New Lease
Commencement	25 June 2025
Tenant	Spa Medica
Floor/Suite	2
Landlord	Oxford Regency Ltd

**Lease Details**

Move In	25 June 2025	Space Use	Office
Use Class	E (Commercial, Business and Service)	EPC Rating	C

Listed Space Summary

Time On Market	3 Years 2 Months	Time Vacant	3 Years 3 Months
Fit-Out	Full Standard Office Fit-Out	Layout	Mostly Open Plan
Condition	Average		

Contacts

Type	Company	Location	Phone
Leasing Company	Innes England Ltd	Derby, DBY	01332 362244
Contacts	Nick Hosking 01332 362244, Debbie Thompson 01332 362244		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built/Renovated	2000/2008
Size	12,470 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	2.73/1,000 Sq ft; 22 Surface Spaces		



Market Conditions

Vacancy Rates	2025 Q2		YOY
Subject Property	0.0%	↓	-32.8%
Submarket 2-4 Star	6.1%	↑	1.5%
Market Overall	4.0%	↑	0.5%

Submarket Leasing Activity	2025 Q2		YOY
12 Month Leased	80,012 Sq ft	↓	-35.8%
Months on Market	22.5	↑	7.4 mo

Market Asking Rent per Area	2025 Q2		YOY
Subject Property	£12.83/Sq ft	↑	1.2%
Submarket 2-4 Star	£13.31/Sq ft	↓	-0.4%
Market Overall	£12.56/Sq ft	↓	-0.4%

Submarket Sales Activity	Current	Prev Year
12 Month Sales Volume	£2.46m	£6.45m
Market Sale Price Per Area	£103/Sq ft	£106/Sq ft



1,523 Sq ft Direct Lease • £9.50/Sq ft Asking Rent

41 Leopold St, Derby DE1 2HF

Office Space

Lease Summary

Size Leased (% of Building)	1,523 Sq ft (100%)
Signed	20 May 2025
Asking Rent (Annual)	£9.50/Sq ft/Year (£14,469)
Lease Type	Direct, New Lease
Commencement	19 June 2025
Floor/Suite	BSMT, GRND-1



Lease Details

Move In	19 June 2025	Space Use	Office
Use Class	E (Commercial, Business and Service)		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
E BSMT	-	207	£9.50/Sq ft/Year FRI	9 Months 18 Days	Shell & Core
P GRND	-	423	£9.50/Sq ft/Year FRI	9 Months 18 Days	Shell & Core
E 1st	-	893	£9.50/Sq ft/Year FRI	9 Months 18 Days	Shell & Core

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	William Speed 01332 298000		

Building Overview

CoStar Rating	★ ★ ☆ ☆ ☆	Type	Office
Building Class	B	Built	1997
Size	1,523 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Central
Location Type	CBD		



1,523 Sq ft Direct Lease • £9.50/Sq ft Asking Rent

41 Leopold St, Derby DE1 2HF

Office Space

Market Conditions

Vacancy Rates	2025 Q2	YOY	Market Asking Rent per Area	2025 Q2	YOY
Subject Property	0.0%		Subject Property	£9.50/Sq ft	↑ 0.2%
Submarket 1-3 Star	6.4%	↑ 1.6%	Submarket 1-3 Star	£12.62/Sq ft	↓ -0.3%
Market Overall	4.0%	↑ 0.5%	Market Overall	£12.56/Sq ft	↓ -0.4%

Submarket Leasing Activity	2025 Q2	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	80,012 Sq ft	↓ -35.8%	12 Month Sales Volume	£2.46m	£6.45m
Months on Market	22.5	↑ 7.4 mo	Market Sale Price Per Area	£103/Sq ft	£106/Sq ft

Lease Summary

Size Leased (% of Building)	1,151 Sq ft (9.4%)
Signed	12 May 2025
Asking Rent (Annual)	£13.47/Sq ft/Year (£15,504)
Lease Type	Direct, New Lease
Commencement	12 May 2025
Floor/Suite	2
Landlord	Chevin Homes Ltd

**Lease Details**

Move In	11 July 2025	Space Use	Office
Use Class	E (Commercial, Business and Service)		

Listed Space Summary

Asking Rent	£13.47/Sq ft/Year	Time On Market	18 Days
Time Vacant	1 Month 11 Days	Fit-Out	Partial Standard Office Fit-Out
Layout	Mostly Open Plan	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	Chevin Homes Ltd	Derby, DBY	01332 366873
Contacts	John Feanehough 01332 366873		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built/Renovated	1978/2000
Size	12,191 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	2.39/1,000 Sq ft; 7 Surface Spaces		



1,151 Sq ft Direct Lease • £13.47/Sq ft Asking Rent

Gervase House • 111-113 Friar Gate, Derby DE1 1EX

Office Space

Market Conditions

Vacancy Rates	2025 Q2		YOY	Market Asking Rent per Area	2025 Q2		YOY
Subject Property	9.4%	↑	9.4%	Subject Property	£14.15/Sq ft	↑	1.4%
Submarket 2-4 Star	6.1%	↑	1.5%	Submarket 2-4 Star	£13.31/Sq ft	↓	-0.4%
Market Overall	4.0%	↑	0.5%	Market Overall	£12.56/Sq ft	↓	-0.4%
Submarket Leasing Activity	2025 Q2		YOY	Submarket Sales Activity	Current		Prev Year
12 Month Leased	80,012 Sq ft	↓	-35.8%	12 Month Sales Volume	£2.38m		£6.45m
Months on Market	22.5	↑	7.4 mo	Market Sale Price Per Area	£104/Sq ft		£106/Sq ft



3,070 Sq ft Direct Lease • £10.57/Sq ft Asking Rent

83-84 Friar Gate, Derby DE1 1FL

Office Space

Lease Summary

Size Leased (% of Building)	3,070 Sq ft (20.9%)
Signed	29 March 2025
Asking Rent (Annual)	£10.57/Sq ft/Year (£32,450)
Lease Type	Direct, New Lease
Commencement	29 March 2025
Floor/Suite	GRND-2
Landlord	Morgan Industrial Properties Ltd



Lease Details

Move In	29 March 2025	Space Use	Office
Use Class	E (Commercial, Business and Service)		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
E GRND	-	948	£10.57/Sq ft/Year FRI	8 Months 13 Days	Full
E 1st	-	992	£10.57/Sq ft/Year FRI	8 Months 13 Days	Full
E 2nd	-	1,130	£10.57/Sq ft/Year FRI	8 Months 13 Days	Full

Contacts

Type	Company	Location	Phone
Leasing Company	David Brown Commercial	Derby, DBY	01332 200232
Contacts	Ashley Elliott 01332 200232		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1840
Size	14,695 Sq ft	Tenancy	Multi
Last Sale	Mar 1998 • £415,000 (£28.24/Sq ft)	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	0.48/1,000 Sq ft; 7 Surface Spaces; Covered Spaces Available		



Market Conditions

Vacancy Rates	2025 Q1		YOY	Market Asking Rent per Area	2025 Q1		YOY
Subject Property	20.9%	↑	20.9%	Subject Property	£10.57/Sq ft	↓	-1.6%
Submarket 2-4 Star	5.8%	↑	1.3%	Submarket 2-4 Star	£13.62/Sq ft	↑	1.3%
Market Overall	3.7%		0.0%	Market Overall	£12.86/Sq ft	↑	1.4%
Submarket Leasing Activity	2025 Q1		YOY	Submarket Sales Activity	Current		Prev Year
12 Month Leased	66,266 Sq ft	↓	-51.6%	12 Month Sales Volume	£2.65m		£6.83m
Months on Market	22.3	↑	8.1 mo	Market Sale Price Per Area	£91/Sq ft		£107/Sq ft



9,167 Sq ft Direct Lease

2-3 St. Peters Churchyard, Derby DE1 1NN

Office Space

Lease Summary

Size Leased (% of Building)	9,167 Sq ft (44.4%)
Signed	25 March 2025
Lease Type	Direct, New Lease
Commencement	25 March 2025
Tenant	Potters House
Floor/Suite	GRND-2



Lease Details

Move In	25 March 2025	Space Use	Office
Use Class	E (Commercial, Business and Service)		

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	William Speed 01332 298000, Hugo Beresford 07976 382850		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1931
Size	20,659 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Central
Location Type	CBD		

Market Conditions

Vacancy Rates	2025 Q1	YOY	Market Asking Rent per Area	2025 Q1	YOY
Subject Property	0.0%	0.0%	Subject Property	£4.77/Sq ft	↑ 3.9%
Submarket 2-4 Star	5.8%	↑ 1.3%	Submarket 2-4 Star	£13.62/Sq ft	↑ 1.3%
Market Overall	3.7%	0.0%	Market Overall	£12.86/Sq ft	↑ 1.4%
Submarket Leasing Activity	2025 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	66,266 Sq ft	↓ -51.6%	12 Month Sales Volume	£6.15m	£3.33m
Months on Market	22.3	↑ 8.1 mo	Market Sale Price Per Area	£101/Sq ft	£105/Sq ft

Lease Summary

Size Leased (% of Building)	88 Sq ft (1.2%)
Signed	21 March 2025
Lease Type	Direct, New Lease
Term	1 Year
Commencement	20 April 2025
Floor/Suite	1
Landlord	Chevin Homes Ltd

**Lease Details**

Move In	20 April 2025	Expiry	19 April 2026
Space Use	Office	Use Class	E (Commercial, Business and Service)

Listed Space Summary

Time On Market	6 Months 5 Days	Time Vacant	7 Months 8 Days
Fit-Out	Full Standard Office Fit-Out	Layout	Open Plan
Condition	Average		

Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Chris Wright 01332 840328		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1750
Size	7,132 Sq ft	Tenancy	Multi
Last Sale	Jun 2015	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	Surface Spaces Available; Covered Spaces Available		



88 Sq ft Direct Lease

42 Friar Gate, Derby DE1 1DA

Office Space

Market Conditions

Vacancy Rates	2025 Q1		YOY	Market Asking Rent per Area	2025 Q1		YOY
Subject Property	11.1%	↓	-4.8%	Subject Property	£13.37/Sq ft	↓	-4.3%
Submarket 2-4 Star	5.8%	↑	1.3%	Submarket 2-4 Star	£13.62/Sq ft	↑	1.3%
Market Overall	3.7%		0.0%	Market Overall	£12.86/Sq ft	↑	1.4%

Submarket Leasing Activity	2025 Q1		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	66,266 Sq ft	↓	-51.6%	12 Month Sales Volume	£6.15m	£6.13m
Months on Market	22.3	↑	8.1 mo	Market Sale Price Per Area	£101/Sq ft	£48/Sq ft



117 Sq ft Direct Lease

42 Friar Gate, Derby DE1 1DA

Office Space

Lease Summary

Size Leased (% of Building)	117 Sq ft (1.6%)
Signed	16 March 2025
Lease Type	Direct, New Lease
Term	1 Year
Commencement	23 March 2025
Floor/Suite	1
Landlord	Chevin Homes Ltd



Lease Details

Move In	23 March 2025	Expiry	22 March 2026
Space Use	Office	Use Class	E (Commercial, Business and Service)

Listed Space Summary

Time On Market	6 Months	Time Vacant	6 Months 11 Days
Fit-Out	Full Standard Office Fit-Out	Layout	Open Plan
Condition	Average		

Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Chris Wright 01332 840328		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1750
Size	7,132 Sq ft	Tenancy	Multi
Last Sale	Jun 2015	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	Surface Spaces Available; Covered Spaces Available		



117 Sq ft Direct Lease

42 Friar Gate, Derby DE1 1DA

Office Space

Market Conditions

Vacancy Rates	2025 Q1		YOY	Market Asking Rent per Area	2025 Q1		YOY
Subject Property	11.1%	↓	-4.8%	Subject Property	£13.37/Sq ft	↓	-4.3%
Submarket 2-4 Star	5.8%	↑	1.3%	Submarket 2-4 Star	£13.62/Sq ft	↑	1.3%
Market Overall	3.7%		0.0%	Market Overall	£12.86/Sq ft	↑	1.4%

Submarket Leasing Activity	2025 Q1		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	66,266 Sq ft	↓	-51.6%	12 Month Sales Volume	£6.15m	£6.13m
Months on Market	22.3	↑	8.1 mo	Market Sale Price Per Area	£101/Sq ft	£48/Sq ft

Lease Summary

Size Leased (% of Building)	1,429 Sq ft (18.4%)
Signed	21 February 2025
Achieved Rent (Annual)	£10.49/Sq ft/Year (£14,990)
Asking Rent (Annual)	£11.86/Sq ft/Year (£16,948)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	10 Years
Commencement	21 February 2025
Tenant	SMG Consultancy Ltd
Floor/Suite	1, 16A

**Lease Details**

Move In	21 February 2025	Expiry	20 February 2035
Space Use	Office	Use Class	E (Commercial, Business and Service)

Listed Space Summary

Asking Rent	£11.86/Sq ft/Year	Time On Market	4 Months 17 Days
Time Vacant	2 Months 19 Days	Fit-Out	Full Standard Office Fit-Out
Condition	Average		

Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Chris Wright 01332 840328		

Building Overview

CoStar Rating	★★★★☆	Type	Service
Building Class	B	Built	1998
Size	7,750 Sq ft	Tenancy	Multi
Last Sale	Nov 2010 • £215,000 (£27.74/Sq ft)	Market	Derby
Submarket	Derby Core	Location Type	CBD
Parking Spaces	0.77/1,000 Sq ft; 6 Surface Spaces; Covered Spaces Available		



1,429 Sq ft Direct Lease • £10.49/Sq ft FRI Achieved Rent

Prime Enterprise Park • Prime Parkway, Derby DE1 3QB

Office Space

Market Conditions

Vacancy Rates	2025 Q1	YOY	Market Asking Rent per Area	2025 Q1	YOY
Subject Property	0.0%		Subject Property	£13.48/Sq ft	↑ 3.9%
Submarket 2-4 Star	2.6%	↓ -0.2%	Submarket 2-4 Star	£7.97/Sq ft	↑ 4.3%
Market Overall	4.8%	↑ 0.6%	Market Overall	£7.54/Sq ft	↑ 4.4%

Submarket Leasing Activity	2025 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	745,313 Sq ft	↑ 44.3%	12 Month Sales Volume	£109.65m	£70.18m
Months on Market	9.4	↑ 2.4 mo	Market Sale Price Per Area	£101/Sq ft	£83/Sq ft



Lease Summary

Size Leased (% of Building)	1,500 Sq ft (15.5%)
Signed	10 February 2025
Lease Type	Direct, New Lease
Tenant	Expleo
Floor/Suite	GRND



Lease Details

Move In	10 February 2025	Space Use	Office
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Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2001
Size	9,673 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	3.72/1,000 Sq ft; 36 Surface Spaces		

Market Conditions

Vacancy Rates	2025 Q1	YOY	Market Asking Rent per Area	2025 Q1	YOY
Subject Property	0.0%	0.0%	Subject Property	£15.18/Sq ft	↑ 4.0%
Submarket 2-4 Star	5.8%	↑ 1.3%	Submarket 2-4 Star	£13.62/Sq ft	↑ 1.3%
Market Overall	3.7%	0.0%	Market Overall	£12.86/Sq ft	↑ 1.4%
Submarket Leasing Activity	2025 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	66,266 Sq ft	↓ -51.6%	12 Month Sales Volume	£6.38m	£5.9m
Months on Market	22.3	↑ 8.1 mo	Market Sale Price Per Area	£102/Sq ft	£47/Sq ft

Lease Summary

Size Leased (% of Building)	899 Sq ft (6.1%)
Signed	27 January 2025
Achieved Rent (Annual)	£11.50/Sq ft/Year (£10,339)
Asking Rent (Annual)	£11.50/Sq ft/Year (£10,339)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	5 Years
Commencement	26 February 2025
Tenant	Godfrey Barnes Care SL Limited
Floor/Suite	1, 12
Landlord	M.W. Trustees Limited



Lease Details

Move In	26 February 2025	Expiry	26 February 2030
Space Use	Office	Use Class	E (Commercial, Business and Service)
Termination	23 January 2028		

Listed Space Summary

Asking Rent	£11.50/Sq ft/Year	Time On Market	8 Months 14 Days
Time Vacant	9 Months 14 Days	Fit-Out	Partial Standard Office Fit-Out
Layout	Open Plan	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	FHP Property Consultants	Derby, DBY	01332 343222
Contacts	Corbin Archer 01332 343222		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2006
Size	14,746 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	0.27/1,000 Sq ft; 4 Surface Spaces; Covered Spaces Available		



899 Sq ft Direct Lease • £11.50/Sq ft FRI Achieved Rent

Pride Point Dr, Derby DE24 8BX

Office Space

Market Conditions

Vacancy Rates	2025 Q1	YOY	Market Asking Rent per Area	2025 Q1	YOY
Subject Property	0.0%		Subject Property	£13.20/Sq ft	↑ 5.3%
Submarket 2-4 Star	5.8%	↑ 1.3%	Submarket 2-4 Star	£13.62/Sq ft	↑ 1.3%
Market Overall	3.7%	0.0%	Market Overall	£12.86/Sq ft	↑ 1.4%

Submarket Leasing Activity	2025 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	66,266 Sq ft	↓ -51.6%	12 Month Sales Volume	£6.03m	£5.9m
Months on Market	22.3	↑ 8.1 mo	Market Sale Price Per Area	£111/Sq ft	£47/Sq ft

Lease Summary

Size Leased (% of Building)	1,703 Sq ft (8.3%)
Signed	24 January 2025
Asking Rent (Annual)	£8.22/Sq ft/Year (£13,999)
Lease Type	Direct, New Lease
Commencement	23 February 2025
Floor/Suite	GRND
Landlord	THE UNITED REFORMED CHURCH EAST MIDLANDS SYNOD INCORPORATED

**Lease Details**

Move In	23 February 2025	Space Use	Office
Use Class	E (Commercial, Business and Service)		

Listed Space Summary

Asking Rent	£8.22/Sq ft/Year	Time On Market	5 Months 25 Days
Time Vacant	3 Months 23 Days	Fit-Out	Shell & Core
Layout	Mostly Open Plan	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	William Speed 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1994
Size	20,534 Sq ft	Tenancy	Multi
Last Sale	Oct 2019 • £1,000,000 (£48.70/Sq ft)	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	0.15/1,000 Sq ft; 3 Surface Spaces		



1,703 Sq ft Direct Lease • £8.22/Sq ft Asking Rent

Central United Reformed Church • Green Ln, Derby DE1 1RS

Office Space

Market Conditions

Vacancy Rates	2025 Q1		YOY	Market Asking Rent per Area	2025 Q1		YOY
Subject Property	0.0%	↓	-6.9%	Subject Property	£8.66/Sq ft	↑	0.1%
Submarket 2-4 Star	5.8%	↑	1.3%	Submarket 2-4 Star	£13.62/Sq ft	↑	1.3%
Market Overall	3.7%		0.0%	Market Overall	£12.86/Sq ft	↑	1.4%

Submarket Leasing Activity	2025 Q1		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	66,266 Sq ft	↓	-51.6%	12 Month Sales Volume	£6.03m	£6.85m
Months on Market	22.3	↑	8.1 mo	Market Sale Price Per Area	£111/Sq ft	£52/Sq ft



1,685 Sq ft Direct Lease • £11.86/Sq ft Asking Rent

Royal Scot Rd, Derby DE24 8AJ

Office Space

Lease Summary

Size Leased (% of Building)	1,685 Sq ft (42.6%)
Signed	24 January 2025
Asking Rent (Annual)	£11.86/Sq ft/Year (£19,984)
Lease Type	Direct, New Lease
Term	3 Years
Commencement	23 February 2025
Floor/Suite	GRND-1



Lease Details

Move In	23 February 2025	Expiry	22 February 2028
Space Use	Office	Use Class	E (Commercial, Business and Service)
EPC Rating	C		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
P GRND	24	976	£11.86/Sq ft/Year	9 Months 28 Days	Full
P 1st	24	709	£11.86/Sq ft/Year	9 Months 28 Days	Full

Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Chris Wright 01332 840328		
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Hugo Beresford 07976 382850, William Speed 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2008
Size	3,955 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	2.53/1,000 Sq ft; 10 Surface Spaces; Covered Spaces Available		



Market Conditions

Vacancy Rates	2025 Q1	YOY	Market Asking Rent per Area	2025 Q1	YOY
Subject Property	0.0%	↓ -57.7%	Subject Property	£11.86/Sq ft	↑ 17.3%
Submarket 2-4 Star	5.8%	↑ 1.3%	Submarket 2-4 Star	£13.62/Sq ft	↑ 1.3%
Market Overall	3.7%	0.0%	Market Overall	£12.86/Sq ft	↑ 1.4%

Submarket Leasing Activity	2025 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	66,266 Sq ft	↓ -51.6%	12 Month Sales Volume	£6.03m	£6.85m
Months on Market	22.3	↑ 8.1 mo	Market Sale Price Per Area	£111/Sq ft	£52/Sq ft



18,167 Sq ft Direct Lease • £10.00/Sq ft Achieved Rent

Donington House • Riverside Rd, Derby DE24 8HX

Office Space

Lease Summary

Size Leased (% of Building)	18,167 Sq ft (100%)
Signed	1 January 2025
Achieved Rent (Annual)	£10.00/Sq ft/Year (£181,670)
Lease Type	Direct, New Lease
Term	10 Years
Tenant	Sperry Rail Service
Floor/Suite	GRND



Lease Details

Move In	1 January 2025	Space Use	Office
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Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Chris Wright 01332 840328		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Size	18,167 Sq ft
Tenancy	Single	Market	Derby
Submarket	Derby Core	Location Type	CBD
Parking Spaces	1.76/1,000 Sq ft; 32 Surface Spaces		

Market Conditions

Vacancy Rates	2025 Q1	YOY	Market Asking Rent per Area	2025 Q1	YOY
Subject Property	0.0%		Subject Property	£7.88/Sq ft	↑ 5.9%
Submarket 2-4 Star	2.6%	↓ -0.2%	Submarket 2-4 Star	£7.97/Sq ft	↑ 4.3%
Market Overall	4.8%	↑ 0.6%	Market Overall	£7.54/Sq ft	↑ 4.4%
Submarket Leasing Activity	2025 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	745,313 Sq ft	↑ 44.3%	12 Month Sales Volume	£164.65m	£15.61m
Months on Market	9.4	↑ 2.4 mo	Market Sale Price Per Area	£104/Sq ft	£46/Sq ft

Lease Summary

Size Leased (% of Building)	4,237 Sq ft (100%)
Signed	12 December 2024
Asking Rent (Annual)	£14.16/Sq ft/Year (£59,996)
Lease Type	Direct, New Lease
Commencement	11 January 2025
Floor/Suite	GRND-1



Lease Details

Move In	11 January 2025	Space Use	Office
Use Class	E (Commercial, Business and Service)		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
E GRND	-	2,132	£14.16/Sq ft/Year FRI	4 Months 20 Days	Full
E 1st	-	2,105	£14.16/Sq ft/Year FRI	4 Months 20 Days	Full

Contacts

Type	Company	Location	Phone
Leasing Company	David Brown Commercial	Derby, DBY	01332 200232
Contacts	Ashley Elliott 01332 200232		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2009
Size	4,237 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	2.88/1,000 Sq ft; 12 Surface Spaces		



Market Conditions

Vacancy Rates	2024 Q4	YOY	Market Asking Rent per Area	2024 Q4	YOY
Subject Property	100.0%	↑ 100.0%	Subject Property	£14.16/Sq ft	↓ -1.0%
Submarket 2-4 Star	5.5%	↑ 1.3%	Submarket 2-4 Star	£13.56/Sq ft	↑ 0.4%
Market Overall	3.3%	↓ -1.1%	Market Overall	£12.79/Sq ft	↑ 0.3%

Submarket Leasing Activity	2024 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	47,820 Sq ft	↓ -65.6%	12 Month Sales Volume	£8.08m	£7.69m
Months on Market	19.4	↑ 5.6 mo	Market Sale Price Per Area	£112/Sq ft	£56/Sq ft

Lease Summary

Size Leased (% of Building)	324 Sq ft (7.6%)
Signed	24 November 2024
Achieved Rent (Annual)	£18.33/Sq ft/Year (£5,939)
Lease Type	Direct, New Lease
Term	1 Year
Commencement	25 November 2024
Tenant	NHS Healthcare
Floor/Suite	GRND, 3
Landlord	Peak Trust Ltd, Chevin Homes Ltd

**Lease Details**

Move In	25 November 2024	Expiry	25 November 2025
Space Use	Office	Use Class	E (Commercial, Business and Service)

Listed Space Summary

Time On Market	1 Month 14 Days	Time Vacant	1 Month 14 Days
Layout	Mostly Open Plan	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Ruby Scott-Mullen 07398 390967		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1850
Size	4,251 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	1.65/1,000 Sq ft; 7 Surface Spaces		



Market Conditions

Vacancy Rates	2024 Q4	YOY	Market Asking Rent per Area	2024 Q4	YOY
Subject Property	0.0%		Subject Property	£18.77/Sq ft	↑ 2.0%
Submarket 2-4 Star	5.5%	↑ 1.3%	Submarket 2-4 Star	£13.56/Sq ft	↑ 0.4%
Market Overall	3.3%	↓ -1.1%	Market Overall	£12.79/Sq ft	↑ 0.3%

Submarket Leasing Activity	2024 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	47,820 Sq ft	↓ -65.6%	12 Month Sales Volume	£7.73m	£9.23m
Months on Market	19.4	↑ 5.6 mo	Market Sale Price Per Area	£111/Sq ft	£51/Sq ft



1,599 Sq ft Direct Lease • £13.51/Sq ft Asking Rent

7-15 Millennium Way, Derby DE24 8HZ

Office Space

Lease Summary

Size Leased (% of Building)	1,599 Sq ft (10.3%)
Signed	12 November 2024
Asking Rent (Annual)	£13.51/Sq ft/Year (£21,602)
Lease Type	Direct, New Lease
Commencement	12 December 2024
Floor/Suite	GRND-2
Landlord	Orcus, Curtis Banks, Safe & Secure Home Insurance, Iogen, Document Network Services Ltd



Lease Details

Move In	12 December 2024	Space Use	Office
Use Class	E (Commercial, Business and Service)	EPC Rating	D

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
P GRND	12	309	£13.51/Sq ft/Year FRI	2 Months 24 Days	Full
P 1st	12	618	£13.51/Sq ft/Year FRI	2 Months 24 Days	Full
P 2nd	12	672	£13.51/Sq ft/Year FRI	2 Months 24 Days	Full

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Hugo Beresford 07976 382850		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2009
Size	15,520 Sq ft	Tenancy	Multi
Last Sale	Mar 2009 • £345,000 (£22.23/Sq ft)	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	1.98/1,000 Sq ft; 28 Surface Spaces; Covered Spaces Available		



1,599 Sq ft Direct Lease • £13.51/Sq ft Asking Rent

7-15 Millennium Way, Derby DE24 8HZ

Office Space

Market Conditions

Vacancy Rates	2024 Q4		YOY	Market Asking Rent per Area	2024 Q4		YOY
Subject Property	0.0%	↓	-19.1%	Subject Property	£13.51/Sq ft	↓	-1.3%
Submarket 2-4 Star	5.5%	↑	1.3%	Submarket 2-4 Star	£13.56/Sq ft	↑	0.4%
Market Overall	3.3%	↓	-1.1%	Market Overall	£12.79/Sq ft	↑	0.3%

Submarket Leasing Activity	2024 Q4		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	47,820 Sq ft	↓	-65.6%	12 Month Sales Volume	£7.93m	£9.03m
Months on Market	19.4	↑	5.6 mo	Market Sale Price Per Area	£112/Sq ft	£50/Sq ft

Lease Summary

Size Leased (% of Building)	206 Sq ft (2.9%)
Signed	5 November 2024
Achieved Rent (Annual)	£20.10/Sq ft/Year (£4,141)
Asking Rent (Annual)	£20.10/Sq ft/Year (£4,141)
Lease Type	Direct, New Lease
Term	1 Year
Commencement	7 November 2024
Tenant	UVC Personnel Ltd
Floor/Suite	1
Landlord	Chevin Homes Ltd



Lease Details

Move In	7 November 2024	Expiry	6 November 2025
Space Use	Office	Use Class	E (Commercial, Business and Service)
EPC Rating	D		

Listed Space Summary

Asking Rent	£20.10/Sq ft/Year	Time On Market	1 Year 1 Month
Time Vacant	1 Year 2 Months	Fit-Out	Full Standard Office Fit-Out
Layout	Mostly Open Plan	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Chris Wright 01332 840328		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1750
Size	7,132 Sq ft	Tenancy	Multi
Last Sale	Jun 2015	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	Surface Spaces Available; Covered Spaces Available		



Market Conditions

Vacancy Rates	2024 Q4		YOY	Market Asking Rent per Area	2024 Q4		YOY
Subject Property	13.0%	↓	-2.9%	Subject Property	£13.46/Sq ft	↓	-4.0%
Submarket 2-4 Star	5.5%	↑	1.3%	Submarket 2-4 Star	£13.56/Sq ft	↑	0.4%
Market Overall	3.3%	↓	-1.1%	Market Overall	£12.79/Sq ft	↑	0.3%

Submarket Leasing Activity	2024 Q4		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	47,820 Sq ft	↓	-65.6%	12 Month Sales Volume	£7.93m	£9.03m
Months on Market	19.4	↑	5.6 mo	Market Sale Price Per Area	£112/Sq ft	£50/Sq ft

Lease Summary

Size Leased (% of Building)	1,189 Sq ft (4%)
Signed	23 October 2024
Achieved Rent (Annual)	£16.40/Sq ft/Year (£19,500)
Asking Rent (Annual)	£16.40/Sq ft/Year (£19,500)
Service Type	Fully Repairing and Insuring
Lease Type	Sublet/Assignment, New Lease
Term	5 Years
Commencement	23 October 2024
Tenant	Ricardo
Floor/Suite	GRND-1
Landlord	Inman Executive Pension Scheme



Lease Details

Move In	23 October 2024	Expiry	23 October 2029
Space Use	Office	Use Class	E (Commercial, Business and Service)
EPC Rating	D		
Termination	23 October 2027		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
P GRND	25	594	£16.40/Sq ft/Year FRI	3 Months 22 Days	Full
P 1st	25	595	£16.40/Sq ft/Year FRI	3 Months 22 Days	Full

Contacts

Type	Company	Location	Phone
Leasing Company	BB&J Commercial	Derby, DBY	01332 292825
Contacts	Cameron Godfrey 01332 292825		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2006
Size	29,546 Sq ft	Tenancy	Multi
Last Sale	Mar 2012	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	2.37/1,000 Sq ft; 70 Surface Spaces; Covered Spaces Available		

Market Conditions

Vacancy Rates	2024 Q4	YOY	Market Asking Rent per Area	2024 Q4	YOY
Subject Property	0.0%		Subject Property	£16.40/Sq ft	↑ 29.4%
Submarket 2-4 Star	5.5%	↑ 1.3%	Submarket 2-4 Star	£13.56/Sq ft	↑ 0.4%
Market Overall	3.3%	↓ -1.1%	Market Overall	£12.79/Sq ft	↑ 0.3%

Submarket Leasing Activity	2024 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	47,820 Sq ft	↓ -65.6%	12 Month Sales Volume	£7.93m	£9.03m
Months on Market	19.4	↑ 5.6 mo	Market Sale Price Per Area	£112/Sq ft	£50/Sq ft

Lease Summary

Size Leased (% of Building)	10,407 Sq ft (69%)
Signed	14 October 2024
Effective Rent (Annual)	£10.54/Sq ft/Year (£109,649)
Achieved Rent (Annual)	£11.53/Sq ft/Year (£119,993)
Asking Rent (Annual)	£12.49/Sq ft/Year (£129,983)
Service Type	Fully Repairing and Insuring
Rent Free	11.5 Months Total, Varying
Business Rates (Annual)	£12.50/Sq ft/Year (£130,048)
Lease Type	Direct, New Lease
Term	35 Years 11 Months
Commencement	14 October 2024
Tenant	MWH Treatment
Floor/Suite	GRND-1
Landlord	Progeny



Lease Details

Move In	15 January 2025	Expiry	13 December 2038
Space Use	Office	Use Class	E (Commercial, Business and Service)
EPC Rating	C		
Rent Review	14 December 2029 (Index), 14 December 2032 (Market)		
Termination	14 December 2028, 14 December 2033		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
E GRND	-	5,115	£12.49/Sq ft/Year FRI	10 Months 24 Days	Full
E 1st	-	5,292	£12.49/Sq ft/Year FRI	10 Months 24 Days	Full

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	William Speed 01332 298000, Hugo Beresford 07976 382850		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1992
Size	15,086 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	2.78/1,000 Sq ft; 42 Surface Spaces; Covered Spaces Available		



10,407 Sq ft Direct Lease • £10.54/Sq ft FRI Net Effective Rent

MWH Treatment • Sir Frank Whittle Rd, Derby DE21 4RX

Office Space

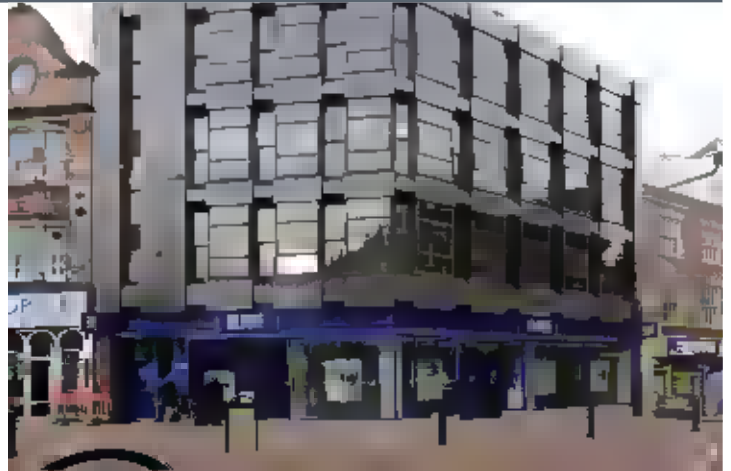
Market Conditions

Vacancy Rates	2024 Q4	YOY	Market Asking Rent per Area	2024 Q4	YOY
Subject Property	0.0%		Subject Property	£12.49/Sq ft	0.0%
Submarket 2-4 Star	5.5%	↑	Submarket 2-4 Star	£13.56/Sq ft	↑ 0.4%
Market Overall	3.3%	↓	Market Overall	£12.79/Sq ft	↑ 0.3%

Submarket Leasing Activity	2024 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	47,820 Sq ft	↓ -65.6%	12 Month Sales Volume	£715m	£9.64m
Months on Market	19.4	↑ 5.6 mo	Market Sale Price Per Area	£108/Sq ft	£52/Sq ft

Lease Summary

Size Leased (% of Building)	5,737 Sq ft (59%)
Signed	9 October 2024
Achieved Rent (Annual)	£5.75/Sq ft/Year (£32,988)
Asking Rent (Annual)	£6.10/Sq ft/Year (£34,996)
Lease Type	Direct, New Lease
Term	5 Years
Commencement	9 October 2024
Tenant	UK Management College
Floor/Suite	1-3



Lease Details

Move In	9 October 2024	Expiry	9 October 2029
Space Use	Office	Use Class	E (Commercial, Business and Service)

Listed Space Summary

Asking Rent	£6.10/Sq ft/Year	Time On Market	10 Months 29 Days
Time Vacant	10 Months 29 Days	Fit-Out	Partial Standard Office Fit-Out
Layout	Mostly Open Plan	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Ruby Scott-Mullen 07398 390967, Chris Wright 01332 840328		

Building Overview

CoStar Rating	★★★★☆	Type	Shopfront Retail/Office
Building Class	B	Built	1984
Size	9,726 Sq ft	Tenancy	Multi
Last Sale	Sept 2015 • £1,051,076 (£108.07/Sq ft)	Market	Derby
Submarket	City of Derby	Location Type	CBD



Market Conditions

Vacancy Rates	2024 Q4	YOY	Market Asking Rent per Area	2024 Q4	YOY
Subject Property	0.0%	↓ -85.2%	Subject Property	£15.74/Sq ft	↑ 0.3%
Submarket 2-4 Star	2.5%	↑ 0.9%	Submarket 2-4 Star	£20.09/Sq ft	↑ 0.7%
Market Overall	3.2%	↑ 1.0%	Market Overall	£18.11/Sq ft	↑ 0.6%

Submarket Leasing Activity	2024 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	139,764 Sq ft	↑ 30.2%	12 Month Sales Volume	£20.86m	£90.18m
Months on Market	9.8	↓ -3.3 mo	Market Sale Price Per Area	£96/Sq ft	£228/Sq ft



875 Sq ft Direct Lease • £14.00/Sq ft Asking Rent

Bailey House • 41-43 Royal Scot Rd & Pride Parkway, Derby DE24 8AJ

Office Space

Lease Summary

Size Leased (% of Building)	875 Sq ft (16.3%)
Signed	7 October 2024
Asking Rent (Annual)	£14.00/Sq ft/Year (£12,250)
Lease Type	Direct, New Lease
Term	3 Years
Commencement	8 November 2024
Floor/Suite	GRND



Lease Details

Move In	8 November 2024	Expiry	7 November 2027
Space Use	Office	Use Class	E (Commercial, Business and Service)

Listed Space Summary

Asking Rent	£14.00/Sq ft/Year	Time On Market	7 Months 29 Days
Time Vacant	9 Months	Fit-Out	Full Standard Office Fit-Out
Layout	Mostly Open Plan	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	Raybould & Sons Ltd	Derby, DBY	01332 295555
Contacts	Martin Langsdale 01332 295555		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2000
Size	5,361 Sq ft	Tenancy	Multi
Owner Occupied	Yes	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	1.34/1,000 Sq ft; 6 Surface Spaces; Covered Spaces Available		



875 Sq ft Direct Lease • £14.00/Sq ft Asking Rent

Bailey House • 41-43 Royal Scot Rd & Pride Parkway, Derby DE24 8AJ

Office Space

Market Conditions

Vacancy Rates	2024 Q4	YOY	Market Asking Rent per Area	2024 Q4	YOY
Subject Property	0.0%		Subject Property	£13.35/Sq ft	↑ 0.5%
Submarket 2-4 Star	5.5%	↑ 1.3%	Submarket 2-4 Star	£13.56/Sq ft	↑ 0.4%
Market Overall	3.3%	↓ -1.1%	Market Overall	£12.79/Sq ft	↑ 0.3%

Submarket Leasing Activity	2024 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	47,820 Sq ft	↓ -65.6%	12 Month Sales Volume	£715m	£9.64m
Months on Market	19.4	↑ 5.6 mo	Market Sale Price Per Area	£108/Sq ft	£52/Sq ft



6,864 Sq ft Direct Lease • £10.51/Sq ft FRI Net Effective Rent

Cardinal Square • Nottingham Rd, Derby DE1 3QT

Office Space

Lease Summary

Size Leased (% of Building)	6,864 Sq ft (4.8%)
Signed	4 October 2024
Effective Rent (Annual)	£10.51/Sq ft/Year (£72,130)
Achieved Rent (Annual)	£11.05/Sq ft/Year (£75,847)
Service Type	Fully Repairing and Insuring
Rent Free	3 Months At Start
Business Rates (Annual)	£4.69/Sq ft/Year (£32,214)
Lease Type	Direct, Renewal
Term	6 Years
Commencement	2 January 2025
Tenant	Totally PLC
Floor/Suite	1
Landlord	Nurton Developments



Lease Details

Move In	2 January 2019	Expiry	1 January 2031
Space Use	Office	Use Class	E (Commercial, Business and Service)
Termination	2 January 2028		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1965
Size	143,000 Sq ft	Tenancy	Multi
Last Sale	Jan 2001	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	1.42/1,000 Sq ft; 160 Surface Spaces; Covered Spaces Available		

Market Conditions

Vacancy Rates	2024 Q4		YOY	Market Asking Rent per Area	2024 Q4		YOY
Subject Property	2.6%	↑	2.6%	Subject Property	£12.73/Sq ft	↑	17.3%
Submarket 2-4 Star	5.5%	↑	1.3%	Submarket 2-4 Star	£13.56/Sq ft	↑	0.4%
Market Overall	3.3%	↓	-1.1%	Market Overall	£12.79/Sq ft	↑	0.3%
Submarket Leasing Activity	2024 Q4		YOY	Submarket Sales Activity	Current		Prev Year
12 Month Leased	47,820 Sq ft	↓	-65.6%	12 Month Sales Volume	£715m		£9.64m
Months on Market	19.4	↑	5.6 mo	Market Sale Price Per Area	£108/Sq ft		£52/Sq ft



700 Sq ft Direct Lease

11-21 Sitwell St, Derby DE1 2JT

Office Space

Lease Summary

Size Leased (% of Building)	700 Sq ft (1.8%)
Signed	26 September 2024
Lease Type	Direct, New Lease
Commencement	26 October 2024
Floor/Suite	1



Lease Details

Move In	26 October 2024	Space Use	Office
Use Class	E (Commercial, Business and Service)		

Listed Space Summary

Time On Market	5 Months 29 Days	Time Vacant	6 Months 28 Days
Condition	Renovated		

Contacts

Type	Company	Location	Phone
Leasing Company	Exeid Ltd	Nottingham, NTT	0115 824 1444
Contacts	Ella Browne 0115 824 1444, Duncan McKeown 0115 824 1444		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1967
Size	38,052 Sq ft	Tenancy	Multi
Last Sale	Jun 2018 • £3,097,593 (£81.40/Sq ft)	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	0.45/1,000 Sq ft; 17 Surface Spaces; Covered Spaces Available		



700 Sq ft Direct Lease

11-21 Sitwell St, Derby DE1 2JT

Office Space

Market Conditions

Vacancy Rates	2024 Q3		YOY	Market Asking Rent per Area	2024 Q3		YOY
Subject Property	3.7%	↑	3.7%	Subject Property	£12.13/Sq ft	↑	0.8%
Submarket 2-4 Star	5.3%	↓	-0.8%	Submarket 2-4 Star	£13.41/Sq ft	↑	0.4%
Market Overall	3.6%	↓	-2.1%	Market Overall	£12.65/Sq ft	↑	0.6%
Submarket Leasing Activity	2024 Q3		YOY	Submarket Sales Activity	Current		Prev Year
12 Month Leased	95,348 Sq ft	↓	-14.7%	12 Month Sales Volume	£715m		£10.57m
Months on Market	16.4	↑	0.1 mo	Market Sale Price Per Area	£108/Sq ft		£55/Sq ft

Lease Summary

Size Leased (% of Building)	6,893 Sq ft (4.8%)
Signed	24 September 2024
Effective Rent (Annual)	£10.01/Sq ft/Year (£69,016)
Achieved Rent (Annual)	£9.17/Sq ft/Year (£63,209)
Asking Rent (Annual)	£12.50/Sq ft/Year (£86,163)
Service Type	Fully Repairing and Insuring
Business Rates (Annual)	£4.67/Sq ft/Year (£32,214)
Escalation	Varying
Lease Type	Sublet/Assignment, New Lease
Term	6 Years
Commencement	1 October 2024
Tenant	Inertia Consulting
Floor/Suite	2, West
Landlord	Nurton Developments



Lease Details

Move In	20 November 2024	Expiry	30 September 2030
Space Use	Office	Use Class	E (Commercial, Business and Service)
Termination	1 October 2027, 1 October 2028, 1 October 2029		

Listed Space Summary

Asking Rent	£12.50/Sq ft/Year	Time On Market	4 Years 4 Months
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Contacts

Type	Company	Location	Phone
Leasing Company	FHP Property Consultants	Derby, DBY	01332 343222
Contacts	Darran Severn 07917 460031		
Leasing Company	Innes England Ltd	Derby, DBY	01332 362244
Contacts	Nick Hosking 01332 362244, Debbie Thompson 01332 362244		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1965
Size	143,000 Sq ft	Tenancy	Multi
Last Sale	Jan 2001	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	1.42/1,000 Sq ft; 160 Surface Spaces; Covered Spaces Available		

Market Conditions

Vacancy Rates	2024 Q3	YOY	Market Asking Rent per Area	2024 Q3	YOY
Subject Property	0.0%	0.0%	Subject Property	£11.89/Sq ft	↑ 15.5%
Submarket 2-4 Star	5.3%	↓ -0.8%	Submarket 2-4 Star	£13.41/Sq ft	↑ 0.4%
Market Overall	3.6%	↓ -2.1%	Market Overall	£12.65/Sq ft	↑ 0.6%

Submarket Leasing Activity	2024 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	95,348 Sq ft	↓ -14.7%	12 Month Sales Volume	£715m	£10.57m
Months on Market	16.4	↑ 0.1 mo	Market Sale Price Per Area	£108/Sq ft	£55/Sq ft

Lease Summary

Size Leased (% of Building)	1,111 Sq ft (0.8%)
Signed	30 August 2024
Achieved Rent (Annual)	£13.00/Sq ft/Year (£14,443)
Asking Rent (Annual)	£13.00/Sq ft/Year (£14,443)
Service Type	Fully Repairing and Insuring
Rent Free	2 Months At Start
Lease Type	Direct, New Lease
Term	6 Years
Commencement	30 August 2024
Tenant	Willow Care Group Ltd
Floor/Suite	3, B
Landlord	Nurton Developments

**Lease Details**

Move In	30 August 2024	Expiry	30 August 2030
Space Use	Office	Use Class	E (Commercial, Business and Service)
Termination	30 August 2027		

Listed Space Summary

Asking Rent	£13.00/Sq ft/Year	Time On Market	2 Months 3 Days
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Contacts

Type	Company	Location	Phone
Leasing Company	FHP Property Consultants	Derby, DBY	01332 343222
Contacts	Darran Severn 07917 460031		
Leasing Company	FHP Property Consultants	Nottingham, NTT	0115 950 7577
Contacts	John Proctor 0115 950 7577		
Leasing Company	Innes England Ltd	Derby, DBY	01332 362244
Contacts	Nick Hosking 01332 362244, Debbie Thompson 01332 362244		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1965
Size	143,000 Sq ft	Tenancy	Multi
Last Sale	Jan 2001	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	1.42/1,000 Sq ft; 160 Surface Spaces; Covered Spaces Available		



1,111 Sq ft Direct Lease • £13.00/Sq ft FRI Achieved Rent

Cardinal Square • Nottingham Rd, Derby DE1 3QT

Office Space

Market Conditions

Vacancy Rates	2024 Q3	YOY	Market Asking Rent per Area	2024 Q3	YOY
Subject Property	0.0%		Subject Property	£11.89/Sq ft	↑ 15.5%
Submarket 2-4 Star	5.3%	↓ -0.8%	Submarket 2-4 Star	£13.41/Sq ft	↑ 0.4%
Market Overall	3.6%	↓ -2.1%	Market Overall	£12.65/Sq ft	↑ 0.6%

Submarket Leasing Activity	2024 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	95,348 Sq ft	↓ -14.7%	12 Month Sales Volume	£6.93m	£10.57m
Months on Market	16.4	↑ 0.1 mo	Market Sale Price Per Area	£107/Sq ft	£55/Sq ft



2,039 Sq ft Direct Lease • £11.43/Sq ft FRI Net Effective Rent

1-29 Brunel Pky, Derby DE24 8HR

Office Space

Lease Summary

Size Leased (% of Building)	2,039 Sq ft (6.9%)
Signed	16 August 2024
Effective Rent (Annual)	£11.43/Sq ft/Year (£23,315)
Achieved Rent (Annual)	£11.03/Sq ft/Year (£22,490)
Service Type	Fully Repairing and Insuring
Rent Free	2 Months At Start
Escalation	Varying
Lease Type	Direct, New Lease
Term	5 Years
Commencement	16 August 2024
Tenant	Elegance Bridalwear
Floor/Suite	GRND-1, 15
Landlord	Inman Executive Pension Scheme



Lease Details

Move In	16 August 2024	Expiry	16 August 2029
Space Use	Office	Use Class	E (Commercial, Business and Service)

Contacts

Type	Company	Location	Phone
Leasing Company	BB&J Commercial	Derby, DBY	01332 292825
Contacts	Graham Bancroft 01332 292825		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2006
Size	29,546 Sq ft	Tenancy	Multi
Last Sale	Mar 2012	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	2.37/1,000 Sq ft; 70 Surface Spaces; Covered Spaces Available		

Market Conditions

Vacancy Rates				Market Asking Rent per Area			
		2024 Q3	YOY			2024 Q3	YOY
Subject Property		4.0%	↓ -0.1%	Subject Property		£13.01/Sq ft	↑ 6.1%
Submarket 2-4 Star		5.3%	↓ -0.8%	Submarket 2-4 Star		£13.41/Sq ft	↑ 0.4%
Market Overall		3.6%	↓ -2.1%	Market Overall		£12.65/Sq ft	↑ 0.6%
Submarket Leasing Activity				Submarket Sales Activity			
		2024 Q3	YOY			Current	Prev Year
12 Month Leased		95,348 Sq ft	↓ -14.7%	12 Month Sales Volume		£6.93m	£10.57m
Months on Market		16.4	↑ 0.1 mo	Market Sale Price Per Area		£107/Sq ft	£55/Sq ft

Lease Summary

Size Leased (% of Building)	1,650 Sq ft (10.6%)
Signed	1 August 2024
Achieved Rent (Annual)	£13.33/Sq ft/Year (£21,995)
Lease Type	Direct, New Lease
Term	5 Years
Commencement	1 August 2024
Tenant	HM Haus Group
Floor/Suite	1, Unit 9
Landlord	Orcus, Curtis Banks, Safe & Secure Home Insurance, logen, Document Network Services Ltd



Lease Details

Move In	1 August 2024	Expiry	1 August 2029
Space Use	Office		

Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Chris Wright 01332 840328		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2009
Size	15,520 Sq ft	Tenancy	Multi
Last Sale	Mar 2009 • £345,000 (£22.23/Sq ft)	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	1.98/1,000 Sq ft; 28 Surface Spaces; Covered Spaces Available		

Market Conditions

Vacancy Rates				Market Asking Rent per Area			
2024 Q3		YOY		2024 Q3		YOY	
Subject Property	10.3%	↑	10.3%	Subject Property	£13.51/Sq ft	↑	2.4%
Submarket 2-4 Star	5.3%	↓	-0.8%	Submarket 2-4 Star	£13.41/Sq ft	↑	0.4%
Market Overall	3.6%	↓	-2.1%	Market Overall	£12.65/Sq ft	↑	0.6%

Submarket Leasing Activity		Submarket Sales Activity					
2024 Q3		YOY		Current		Prev Year	
12 Month Leased	95,348 Sq ft	↓	-14.7%	12 Month Sales Volume	£6.93m	£10.89m	
Months on Market	16.4	↑	0.1 mo	Market Sale Price Per Area	£107/Sq ft	£56/Sq ft	

Lease Summary

Size Leased (% of Building)	761 Sq ft (9.3%)
Signed	31 July 2024
Effective Rent (Annual)	£15.76/Sq ft/Year (£11,993)
Achieved Rent (Annual)	£15.76/Sq ft/Year (£11,993)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, Renewal
Term	4 Years
Commencement	31 August 2024
Tenant	Capita Business Services Limited
Floor/Suite	GRND, 6
Landlord	Albanwise Wallace Estates



Lease Details

Move In	31 August 2024	Expiry	31 August 2028
Space Use	Office		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built/Renovated	1976/2017
Size	8,173 Sq ft	Tenancy	Multi
Last Sale	Feb 2025 • £350,000 (£42.82/Sq ft)	Market	Derby
Submarket	Derby Central	Location Type	CBD

Market Conditions

Vacancy Rates	2024 Q3	YOY	Market Asking Rent per Area	2024 Q3	YOY
Subject Property	0.0%		Subject Property	£15.76/Sq ft	↑ 0.8%
Submarket 2-4 Star	5.3%	↓ -0.8%	Submarket 2-4 Star	£13.41/Sq ft	↑ 0.4%
Market Overall	3.6%	↓ -2.1%	Market Overall	£12.65/Sq ft	↑ 0.6%

Submarket Leasing Activity	2024 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	95,348 Sq ft	↓ -14.7%	12 Month Sales Volume	£6.93m	£10.89m
Months on Market	16.4	↑ 0.1 mo	Market Sale Price Per Area	£107/Sq ft	£56/Sq ft



1,252 Sq ft Direct Lease • £8.54/Sq ft Achieved Rent

Royal Scot Rd, Derby DE24 8AJ

Office Space

Lease Summary

Size Leased (% of Building)	1,252 Sq ft (31.7%)
Signed	30 July 2024
Achieved Rent (Annual)	£8.54/Sq ft/Year (£10,692)
Asking Rent (Annual)	£8.77/Sq ft/Year (£10,980)
Lease Type	Direct, New Lease
Term	3 Years
Commencement	30 July 2024
Tenant	Midlands Homecare
Floor/Suite	GRND



Lease Details

Move In	30 July 2024	Expiry	30 July 2027
Space Use	Office	Use Class	E (Commercial, Business and Service)
EPC Rating	D		

Listed Space Summary

Asking Rent	£8.77/Sq ft/Year	Time On Market	4 Months 3 Days
Time Vacant	4 Months 3 Days	Fit-Out	Shell & Core
Layout	Mostly Open Plan	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Chris Wright 01332 840328		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2008
Size	3,955 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	2.53/1,000 Sq ft; 10 Surface Spaces; Covered Spaces Available		



Market Conditions

Vacancy Rates	2024 Q3		YOY	Market Asking Rent per Area	2024 Q3		YOY
Subject Property	42.6%	↑	2.9%	Subject Property	£10.11/Sq ft	↑	1.5%
Submarket 2-4 Star	5.3%	↓	-0.8%	Submarket 2-4 Star	£13.41/Sq ft	↑	0.4%
Market Overall	3.6%	↓	-2.1%	Market Overall	£12.65/Sq ft	↑	0.6%

Submarket Leasing Activity	2024 Q3		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	95,348 Sq ft	↓	-14.7%	12 Month Sales Volume	£6.93m	£10.89m
Months on Market	16.4	↑	0.1 mo	Market Sale Price Per Area	£107/Sq ft	£56/Sq ft

Lease Summary

Size Leased (% of Building)	2,015 Sq ft (25.7%)
Signed	12 July 2024
Achieved Rent (Annual)	£9.18/Sq ft/Year (£18,498)
Asking Rent (Annual)	£9.93/Sq ft/Year (£20,009)
Business Rates (Annual)	£3.95/Sq ft/Year (£7,963)
Lease Type	Direct, New Lease
Term	5 Years
Commencement	12 July 2024
Floor/Suite	GRND-2
Landlord	Morgan Industrial Properties Ltd

**Lease Details**

Move In	12 July 2024	Expiry	12 July 2029
Space Use	Office	Use Class	E (Commercial, Business and Service)
EPC Rating	D		

Listed Space Summary

Asking Rent	£9.93/Sq ft/Year	Time On Market	1 Year 1 Month
Time Vacant	1 Year 2 Months	Fit-Out	CAT B

Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Chris Wright 01332 840328		

Building Overview

CoStar Rating	★★★★☆	Type	Medical
Building Class	B	Built	1832
Size	7,827 Sq ft	Tenancy	Multi
Last Sale	Feb 2005	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	0.89/1,000 Sq ft; 7 Surface Spaces; Covered Spaces Available		



Market Conditions

Vacancy Rates	2024 Q3	YOY	Market Asking Rent per Area	2024 Q3	YOY
Subject Property	0.0%	↓ -25.7%	Subject Property	£9.93/Sq ft	0.0%
Submarket 2-4 Star	5.3%	↓ -0.8%	Submarket 2-4 Star	£13.41/Sq ft	↑ 0.4%
Market Overall	3.6%	↓ -2.1%	Market Overall	£12.65/Sq ft	↑ 0.6%

Submarket Leasing Activity	2024 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	95,348 Sq ft	↓ -14.7%	12 Month Sales Volume	£6.45m	£10.89m
Months on Market	16.4	↑ 0.1 mo	Market Sale Price Per Area	£106/Sq ft	£56/Sq ft

Lease Summary

Size Leased (% of Building)	1,000 Sq ft (17.7%)
Signed	8 July 2024
Lease Type	Direct, New Lease
Commencement	8 July 2024
Tenant	Fishers Solicitors
Floor/Suite	1

**Lease Details**

Move In	8 July 2024	Space Use	Office
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Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2005
Size	5,650 Sq ft	Tenancy	Multi
Owner Occupied	Yes	Last Sale	Apr 2016 • £875,000 (£154.87/Sq ft)
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	1.71/1,000 Sq ft; 21 Surface Spaces		

Market Conditions

Vacancy Rates	2024 Q3	YOY	Market Asking Rent per Area	2024 Q3	YOY
Subject Property	0.0%		Subject Property	£12.69/Sq ft	↑ 0.8%
Submarket 2-4 Star	5.3%	↓ -0.8%	Submarket 2-4 Star	£13.41/Sq ft	↑ 0.4%
Market Overall	3.6%	↓ -2.1%	Market Overall	£12.65/Sq ft	↑ 0.6%

Submarket Leasing Activity	2024 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	95,348 Sq ft	↓ -14.7%	12 Month Sales Volume	£6.45m	£10.89m
Months on Market	16.4	↑ 0.1 mo	Market Sale Price Per Area	£106/Sq ft	£56/Sq ft



497 Sq ft Direct Lease

1 College Pl, Derby DE1 3DY

Office Space

Lease Summary

Size Leased (% of Building)	497 Sq ft (5.5%)
Signed	15 June 2024
Lease Type	Direct, New Lease
Commencement	15 June 2024
Floor/Suite	1
Landlord	Morgan Industrial Properties Ltd



Lease Details

Move In	15 June 2024	Space Use	Office
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Contacts

Type	Company	Location	Phone
Leasing Company	David Brown Commercial	Derby, DBY	01332 200232

Building Overview

CoStar Rating	★★★★☆	Type	Office/Residential
Building Class	B	Built	1750
Size	9,033 Sq ft	Tenancy	Multi
Last Sale	Jun 2018 • £695,055 (£76.95/Sq ft)	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	0.11/1,000 Sq ft; 1 Surface Space		

Market Conditions

Vacancy Rates	2024 Q2	YOY	Market Asking Rent per Area	2024 Q2	YOY
Subject Property	0.0%		Subject Property	£12.49/Sq ft	↑ 2.8%
Submarket 2-4 Star	4.6%	↓ -1.3%	Submarket 2-4 Star	£13.36/Sq ft	↑ 1.8%
Market Overall	3.4%	↓ -1.8%	Market Overall	£12.61/Sq ft	↑ 1.9%
Submarket Leasing Activity	2024 Q2	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	124,586 Sq ft	↑ 40.8%	12 Month Sales Volume	£6.45m	£14.95m
Months on Market	15.1	↑ 1.8 mo	Market Sale Price Per Area	£106/Sq ft	£68/Sq ft

Lease Summary

Size Leased (% of Building)	1,921 Sq ft (21.3%)
Signed	12 June 2024
Effective Rent (Annual)	£12.08/Sq ft/Year (£23,208)
Achieved Rent (Annual)	£12.49/Sq ft/Year (£23,993)
Service Type	Fully Repairing and Insuring
Rent Free	3 Months At Start
Business Rates (Annual)	£4.55/Sq ft/Year (£8,733)
Lease Type	Direct, New Lease
Term	10 Years
Commencement	12 June 2024
Tenant	Bradley and Jefferies
Floor/Suite	GRND-2
Landlord	Morgan Industrial Properties Ltd



Lease Details

Move In	22 July 2024	Expiry	11 June 2034
Space Use	Office	Use Class	E (Commercial, Business and Service)
Rent Review	12 June 2029		
Termination	12 June 2029		

Building Overview

CoStar Rating	★★★★☆	Type	Office/Residential
Building Class	B	Built	1750
Size	9,033 Sq ft	Tenancy	Multi
Last Sale	Jun 2018 • £695,055 (£76.95/Sq ft)	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	0.11/1,000 Sq ft; 1 Surface Space		

Market Conditions

Vacancy Rates	2024 Q2	YOY	Market Asking Rent per Area	2024 Q2	YOY
Subject Property	0.0%	0.0%	Subject Property	£12.49/Sq ft	↑ 2.8%
Submarket 2-4 Star	4.6%	↓ -1.3%	Submarket 2-4 Star	£13.36/Sq ft	↑ 1.8%
Market Overall	3.4%	↓ -1.8%	Market Overall	£12.61/Sq ft	↑ 1.9%

Submarket Leasing Activity	2024 Q2	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	124,586 Sq ft	↑ 40.8%	12 Month Sales Volume	£6.45m	£14.95m
Months on Market	15.1	↑ 1.8 mo	Market Sale Price Per Area	£106/Sq ft	£68/Sq ft



1,105 Sq ft Direct Lease

1 Pride Pl, Derby DE24 8QR

Office Space

Lease Summary

Size Leased (% of Building)	1,105 Sq ft (6.1%)
Signed	1 June 2024
Lease Type	Direct, New Lease
Term	1 Year
Commencement	1 June 2024
Tenant	Places for People
Floor/Suite	1
Landlord	Staton Young Holdings Limited



Lease Details

Move In	1 June 2024	Expiry	1 June 2025
Space Use	Office		

Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Chris Wright 01332 840328		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2003
Size	18,000 Sq ft	Tenancy	Multi
Last Sale	Jan 2024 • £2,050,000 (£113.89/Sq ft)	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	3.61/1,000 Sq ft; 65 Surface Spaces		

Market Conditions

Vacancy Rates	2024 Q2	YOY	Market Asking Rent per Area	2024 Q2	YOY
Subject Property	0.0%	0.0%	Subject Property	£12.30/Sq ft	↑ 2.8%
Submarket 2-4 Star	4.6%	↓ -1.3%	Submarket 2-4 Star	£13.36/Sq ft	↑ 1.8%
Market Overall	3.4%	↓ -1.8%	Market Overall	£12.61/Sq ft	↑ 1.9%
Submarket Leasing Activity	2024 Q2	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	124,586 Sq ft	↑ 40.8%	12 Month Sales Volume	£6.45m	£14.95m
Months on Market	15.1	↑ 1.8 mo	Market Sale Price Per Area	£106/Sq ft	£68/Sq ft



1,895 Sq ft Direct Lease

Bridge Chapel House • Sowter Rd, Derby DE1 3DD

Office Space

Lease Summary

Size Leased (% of Building)	1,895 Sq ft (100%)
Signed	28 May 2024
Service Type	Internal Repairing Only
Business Rates (Annual)	£3.28/Sq ft/Year (£6,213)
Lease Type	Direct, New Lease
Term	3 Years
Commencement	27 June 2024
Floor/Suite	GRND-2



Lease Details

Move In	27 June 2024	Expiry	26 June 2027
Space Use	Office	Use Class	E (Commercial, Business and Service)

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
E GRND	-	725	Withheld IRO	5 Months 1 Day	Full
P 1st	-	490	Withheld IRO	5 Months 1 Day	Full
E 2nd	-	680	Withheld IRO	5 Months 1 Day	Full

Contacts

Type	Company	Location	Phone
Leasing Company	Raybould & Sons Ltd	Derby, DBY	01332 295555
Contacts	Martin Langsdale 01332 295555		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	1690
Size	1,895 Sq ft	Market	Derby
Submarket	Derby Central	Location Type	CBD

Market Conditions

Vacancy Rates	2024 Q2	YOY	Market Asking Rent per Area	2024 Q2	YOY
Subject Property	0.0%		Subject Property	£12.39/Sq ft	↑ 2.8%
Submarket 2-4 Star	4.6%	↓ -1.3%	Submarket 2-4 Star	£13.36/Sq ft	↑ 1.8%
Market Overall	3.4%	↓ -1.8%	Market Overall	£12.61/Sq ft	↑ 1.9%
Submarket Leasing Activity	2024 Q2	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	124,586 Sq ft	↑ 40.8%	12 Month Sales Volume	£6.45m	£14.95m
Months on Market	15.1	↑ 1.8 mo	Market Sale Price Per Area	£106/Sq ft	£68/Sq ft



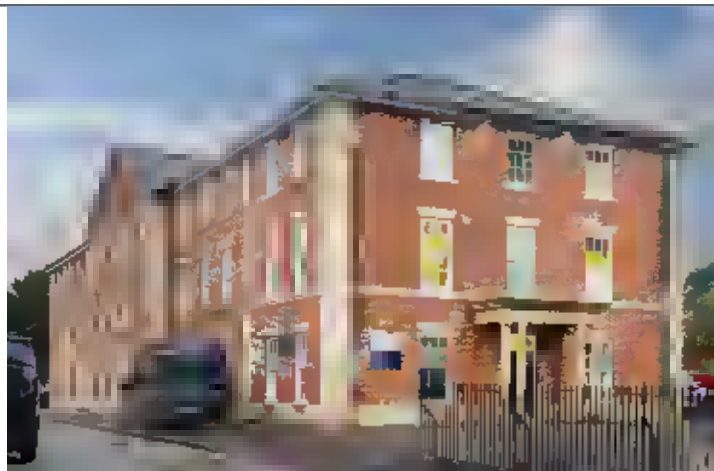
2,754 Sq ft Direct Lease • £11.80/Sq ft IRI Achieved Rent

Wentworth House • Vernon Gate, Derby DE1 1UR

Office Space

Lease Summary

Size Leased (% of Building)	2,754 Sq ft (16%)
Signed	24 May 2024
Achieved Rent (Annual)	£11.80/Sq ft/Year (£32,497)
Asking Rent (Annual)	£12.71/Sq ft/Year (£35,003)
Service Type	Internal Repairing and Insuring
Business Rates (Annual)	£2.26/Sq ft/Year (£6,238)
Lease Type	Direct, New Lease
Term	7 Years
Commencement	24 May 2024
Tenant	White Studio Group Ltd
Floor/Suite	GRND-2, 4



Lease Details

Move In	24 May 2024	Expiry	23 May 2031
Space Use	Office	Use Class	E (Commercial, Business and Service)

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
P GRND	4	979	£12.71/Sq ft/Year FRI	8 Months 5 Days	Partial
P 1st	4	913	£12.71/Sq ft/Year FRI	8 Months 5 Days	Partial
P 2nd	4	862	£12.71/Sq ft/Year FRI	8 Months 5 Days	Partial

Contacts

Type	Company	Location	Phone
Leasing Company	Innes England Ltd	Derby, DBY	01332 362244
Contacts	Nick Hosking 01332 362244, Nell Balfour-Farnon 01332 362244		

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2001
Size	17,266 Sq ft	Tenancy	Multi
Last Sale	Oct 2022	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	3.94/1,000 Sq ft; 68 Surface Spaces		



2,754 Sq ft Direct Lease • £11.80/Sq ft IRI Achieved Rent

Wentworth House • Vernon Gate, Derby DE1 1UR

Office Space

Market Conditions

Vacancy Rates	2024 Q2		YOY	Market Asking Rent per Area	2024 Q2		YOY
Subject Property	16.0%	↑	7.9%	Subject Property	£12.71/Sq ft	↓	-0.9%
Submarket 2-4 Star	4.6%	↓	-1.3%	Submarket 2-4 Star	£13.36/Sq ft	↑	1.8%
Market Overall	3.4%	↓	-1.8%	Market Overall	£12.61/Sq ft	↑	1.9%

Submarket Leasing Activity	2024 Q2		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	124,586 Sq ft	↑	40.8%	12 Month Sales Volume	£6.45m	£14.95m
Months on Market	15.1	↑	1.8 mo	Market Sale Price Per Area	£106/Sq ft	£68/Sq ft



1,150 Sq ft Direct Lease • £14.50/Sq ft Asking Rent

Pride Park • Riverside Ct, Derby DE24 8JN

Office Space

Lease Summary

Size Leased (% of Building)	1,150 Sq ft (26%)
Signed	7 May 2024
Asking Rent (Annual)	£14.50/Sq ft/Year (£16,675)
Business Rates (Annual)	£6.94/Sq ft/Year (£7,984)
Lease Type	Direct, New Lease
Commencement	7 June 2024
Floor/Suite	1



Lease Details

Move In	7 June 2024	Space Use	Office
Use Class	E (Commercial, Business and Service)	EPC Rating	C

Listed Space Summary

Asking Rent	£14.50/Sq ft/Year	Time On Market	11 Months 2 Days
Time Vacant	8 Months 4 Days	Fit-Out	Partial Standard Office Fit-Out
Layout	Open Plan	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	Innes England Ltd	Derby, DBY	01332 362244
Contacts	Debbie Thompson 01332 362244, Nick Hosking 01332 362244		

Building Overview

CoStar Rating	★ ★ ☆ ☆ ☆	Type	Office
Building Class	B	Built	2008
Size	4,417 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	2.17/1,000 Sq ft; 8 Surface Spaces; Covered Spaces Available		

Market Conditions

Vacancy Rates				Market Asking Rent per Area			
2024 Q2		YOY		2024 Q2		YOY	
Subject Property	0.0%	↓	-29.5%	Subject Property	£14.44/Sq ft	↑	0.2%
Submarket 1-3 Star	4.8%	↑	0.3%	Submarket 1-3 Star	£12.66/Sq ft	↑	1.8%
Market Overall	3.4%	↓	-1.8%	Market Overall	£12.61/Sq ft	↑	1.9%
Submarket Leasing Activity				Submarket Sales Activity			
2024 Q2		YOY		Current		Prev Year	
12 Month Leased	124,586 Sq ft	↑	40.8%	12 Month Sales Volume	£6.45m	£15.81m	
Months on Market	15.1	↑	1.8 mo	Market Sale Price Per Area	£106/Sq ft	£70/Sq ft	



3,000 Sq ft Direct Lease

1 Pride Pl, Derby DE24 8QR

Office Space

Lease Summary

Size Leased (% of Building)	3,000 Sq ft (16.7%)
Signed	22 April 2024
Lease Type	Direct, New Lease
Term	5 Years
Commencement	22 May 2024
Tenant	Geldards
Floor/Suite	1
Landlord	Staton Young Holdings Limited



Lease Details

Move In	1 July 2024	Expiry	22 May 2029
Space Use	Office	Use Class	E (Commercial, Business and Service)

Building Overview

CoStar Rating	★★★★☆	Type	Office
Building Class	B	Built	2003
Size	18,000 Sq ft	Tenancy	Multi
Last Sale	Jan 2024 • £2,050,000 (£113.89/Sq ft)	Market	Derby
Submarket	Derby Central	Location Type	CBD
Parking Spaces	3.61/1,000 Sq ft; 65 Surface Spaces		

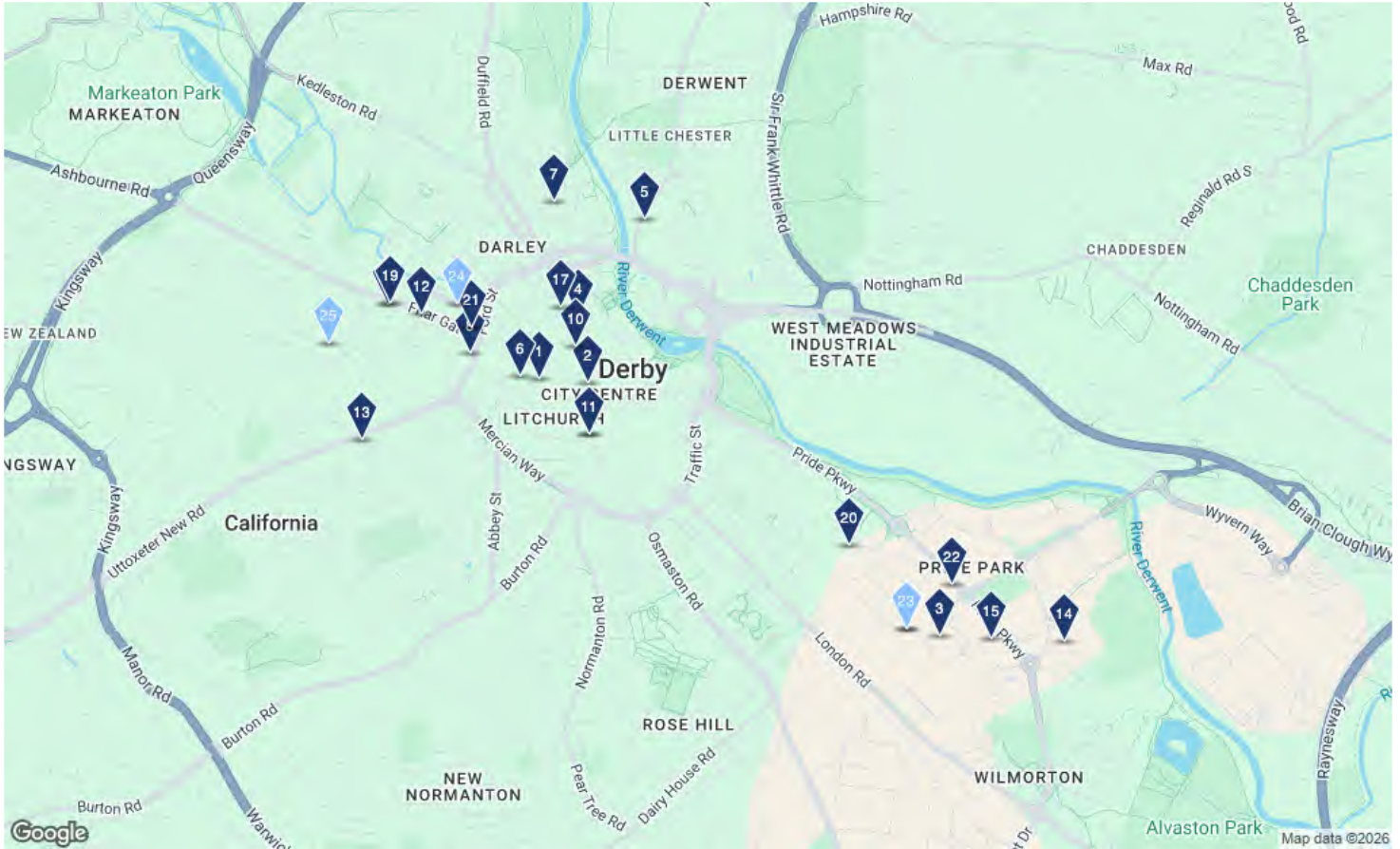
Market Conditions

Vacancy Rates	2024 Q2	YOY	Market Asking Rent per Area	2024 Q2	YOY
Subject Property	0.0%		Subject Property	£12.30/Sq ft	↑ 2.8%
Submarket 2-4 Star	4.6%	↓ -1.3%	Submarket 2-4 Star	£13.36/Sq ft	↑ 1.8%
Market Overall	3.4%	↓ -1.8%	Market Overall	£12.61/Sq ft	↑ 1.9%
Submarket Leasing Activity	2024 Q2	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	124,586 Sq ft	↑ 40.8%	12 Month Sales Volume	£7m	£15.66m
Months on Market	15.1	↑ 1.8 mo	Market Sale Price Per Area	£100/Sq ft	£71/Sq ft

Appendix 2 – Sales Evidence: City Centre Offices



Sale Comps Map and List



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	£75,000	£1,080,804	£350,000	£4,180,000
Sale Price Per Sq ft	£25	£81	£109	£221
Yield	8.4%	10.5%	10.5%	12.6%
Land Price Per ac	£12,995	£513,404	£2,222,222	£10,270,270
Property Attributes	Low	Average	Median	High
Building Sq ft	555 Sq ft	10,935 Sq ft	3,159 Sq ft	73,462 Sq ft
Year Built	1783	1945	1970	2006
% Leased At Sale	0.0%	49.6%	33.0%	100%
Star Rating	★ ★ ☆ ☆ ☆ 2	★ ★ ☆ ☆ ☆ 2.7	★ ★ ★ ☆ ☆ 3	★ ★ ★ ★ ☆ 4

Summary Statistics exclude For Sale and In Exchange listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
1	2 Becket St Derby DE1 1HT	Office ★ ★ ☆ ☆ ☆	1892	5,939 Sq ft (100%)	19/01/2026	Not Disclosed	-

Sale Comps List (Continued)

	 Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
2	1-8 Victoria St Derby DE1 1ES	Office ★★★★☆	1900	37,698 Sq ft (82.7%)	13/01/2026	£1,515,000 (£40.19/Sq ft)	12.57% Actual
3	Jubilee House 4 St Christophers Way Derby DE24 8LY	Office ★★★★☆	2001	73,462 Sq ft (100%)	06/01/2026	£4,180,000 (£56.90/Sq ft)	-
4	24-24A Iron Gate Derby DE1 3GP	Office ★★★★☆	1901	4,241 Sq ft	12/12/2025	£350,000 (£82.53/Sq ft)	-
5	St James House Mansfield Rd Derby DE1 3TQ	Office ★★★★☆	1998	30,038 Sq ft (0%)	14/09/2025	£3,800,000 (£126.51/Sq ft)	-
6	5 Bramble St Derby DE1 1HU	Office ★★★☆☆	1890	1,636 Sq ft (0%)	30/07/2025	£149,000 (£91.08/Sq ft)	-
7	7A Edward St Derby DE1 3BR	Office ★★★☆☆	1952	555 Sq ft (100%)	17/07/2025	£122,500 (£220.72/Sq ft)	-
8	12 Stafford St Derby DE1 1JG	Office ★★★☆☆	1930	1,230 Sq ft	10/07/2025	Not Disclosed	-
9	Offices in Prosperity House: Suite... Gower St Derby DE1 1SB	Office Unit ★★★★☆	1976/2017	761 Sq ft	14/05/2025	£75,000 (£98.55/Sq ft)	-
10	51 Sadler Gate Derby DE1 3NQ	Office ★★★★☆	1875	2,042 Sq ft	14/04/2025	£200,000 (£97.94/Sq ft)	-
11	Offices in Prosperity House Gower St Derby DE1 1SB	Office ★★★★☆	1976/2017	8,173 Sq ft (100%)	06/02/2025	£350,000 (£42.82/Sq ft)	-
12	Office Unit: Suite 78-79 78-82 Friar Gate Derby DE1 1FL	Office Unit ★★★★☆	1975	2,427 Sq ft	27/01/2025	Not Disclosed	-
13	Ashtree Lodge 105 Uttoxeter New Rd Derby DE22 3NL	Office ★★★★☆	1970	2,938 Sq ft (100%)	10/12/2024	£350,000 (£119.13/Sq ft)	8.43% Actual
14	Light industrial Unit: Suite 14 14-15 Victoria Way Derby DE24 8AN	Office Unit ★★★★☆	2004	1,880 Sq ft	31/10/2024	Not Disclosed	-
15	Pride Park 18 St Christophers Way Derby DE24 8JY	Office ★★★★☆	1998	4,650 Sq ft (0%)	18/10/2024	£785,000 (£168.82/Sq ft)	-
16	Office Unit: Suite 11 1-29 Brunel Pky Derby DE24 8HR	Office Unit ★★★★☆	2006	1,343 Sq ft	30/08/2024	£220,000 (£163.81/Sq ft)	-
17	Lisbon House 5-7 St Marys Gate Derby DE1 3JA	Office ★★★☆☆	1912	3,841 Sq ft (0%)	24/07/2024	£475,000 (£123.67/Sq ft)	-
18	Vernon House Vernon St Derby DE1 1FR	Office ★★★☆☆ Part of a Portfolio	1970	2,687 Sq ft (17.0%)	11/04/2024	£88,149 (£32.81/Sq ft)	-
19	1-2 Vernon St Derby DE1 1FR	Office ★★★☆☆ Part of a Portfolio	1900	3,381 Sq ft (11.0%)	11/04/2024	£83,012 (£24.55/Sq ft)	-
20	Hudson House 2 Hudson Way Derby DE24 8HS	Office ★★★★☆	2001	32,069 Sq ft (100%)	25/03/2024	£3,500,000 (£109.14/Sq ft)	-
21	28 Friar Gate Derby DE1 1BX	Office ★★★★☆	1783	1,581 Sq ft (100%)	04/03/2024	£230,000 (£145.48/Sq ft)	-

Sale Comps List (Continued)

	 Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
22	Pride Park 1 Pride Pl Derby DE24 8QR	Office ★★★★☆	2003	18,000 Sq ft (33.0%)	09/01/2024	£2,050,000 (£113.89/Sq ft)	-
23	Office Unit: Suite 1 1-29 Brunel Pky Derby DE24 8HR	Office Unit ★★★★☆	2006	2,059 Sq ft	Pending	£350,000 (£169.99/Sq ft)	-
24	16 Agard St Derby DE1 1DZ	Office ★★★★☆	1895	1,451 Sq ft	Pending	£300,000 (£206.75/Sq ft)	-
25	Uttoxeter Old Rd Derby DE1 1NH	Office ★★★★☆	1980	16,518 Sq ft (100%)	Pending	Not Disclosed	-

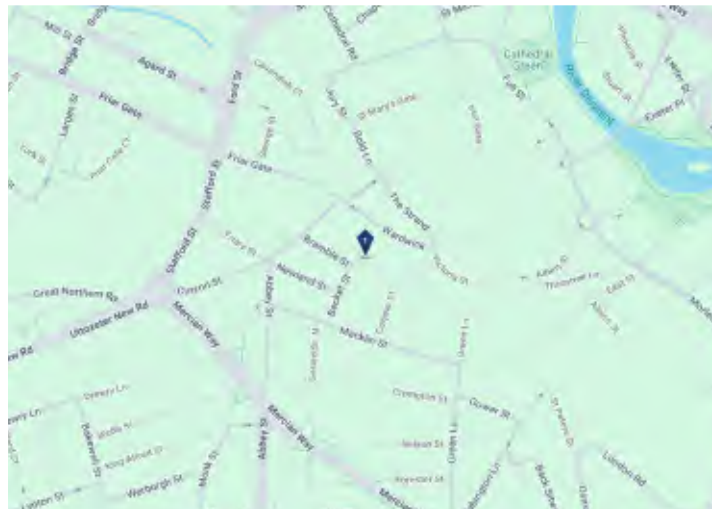


2 Becket St

Derby DE1 1HT (Derbyshire County) - Derby Central Submarket



Office



Sale Summary

Sold	19/01/2026	Land Area	0.11 ac/4,792 Sq ft
Sale Price	Not Disclosed	Sale Comp Status	Research Complete
NIA (% Leased)	5,939 Sq ft (100%)	Sale Comp ID	7493632
Built	1892	Sale Conditions	Auction Sale

Contacts

Type	Name	Location	Phone
Actual Seller	BT Group	London, GBR E1 8EP	020 7356 5000
Listing Agent	Allsop	London, GBR W1U 1PN	020 7437 6977
Contacts	Alex Neil 07766 415284, Charlie Harrocks 07795 374526		

Transaction Details

Sale Date	19/01/2026	Time On Market	1 Month 18 Days
Sale Price	Not Disclosed	Hold Period	20+ Years
Sale Type	Investment		
Sale Conditions	Auction Sale		
Parcel Number	DY28049		

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
19/01/2026	Not Disclosed	Investment	-	BT Group

Property Details

Location	CBD	Building Class	C
Owner Occupied	No	Construction	Masonry
Floors	2	Plot ratio	1.24
Typical Floor	1,770 Sq ft		
Parking Spaces	1.12/1,000 Sq ft; 6 Surface Spaces		



2 Becket St

Derby DE1 1HT (Derbyshire County) - Derby Central Submarket



Office

Amenities

- | | | | |
|---------------------------------|-------------------------|--------------------|-------------------------|
| • 24 Hour Access | • Air Conditioning | • Air Conditioning | • Air Conditioning |
| • Bus Route | • Commuter Rail | • Courtyard | • Demised WC facilities |
| • Energy Performance Rating - D | • Security System | • Security System | • Security System |
| • Wheelchair Accessible | • Wheelchair Accessible | | |

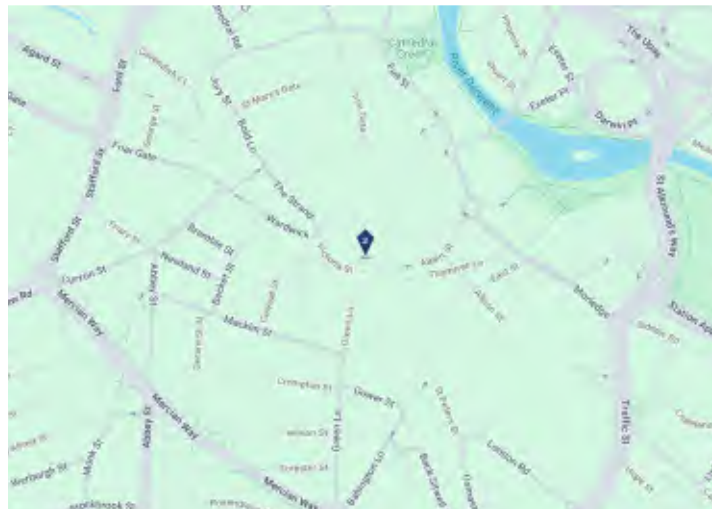


1-8 Victoria St

Derby DE1 1ES (Derbyshire County) - Derby Central Submarket



Office



Sale Summary

Sold	13/01/2026	Land Area	0.23 ac/10,019 Sq ft
Sale Price	£1,515,000 (£40.19/Sq ft)	Net Initial Yield	12.57%
NIA (% Leased)	37,698 Sq ft (82.7%)	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7510753
Built	1900		

Contacts

Type	Name	Location	Phone
Actual Buyer	Cavendish & London Property Group	Leicester, GBR LE2 0QS	0116 255 3620
Recorded Seller	Clowes Developments (UK) Ltd	Brailsford, GBR DE6 3BU	01335 360353
Actual Seller	Clowes Developments	Ashbourne, GBR DE6 3FA	01335 360353
Listing Agent	FHP Property Consultants	Nottingham, GBR NG1 5BG	0115 950 7577
Contacts	Tom Wragg 07970 168138		

Transaction Details

Sale Date	13/01/2026	Sale Type	Investment
Sale Price	£1,515,000 (£40.19/Sq ft)	Hold Period	20+ Years
Land Price	£6,586,957/ac (£151.22/Sq ft)		
Parcel Number	DY269639		

Transaction Notes

Clowes Developments has sold the freehold interest of the iconic Royal Building on the corner of Victoria Street & Cornmarket to a national developer, Cavendish & London Property Group for £1,515,000.

The property is home to a number of organisations, including the Cosy Club. The new owners plan to redevelop the historic site, keeping its heritage intact while improving its commercial use. Full plans haven't been revealed as discussions with stakeholders are still underway.

The information in this comparable was confirmed by the listing agent and the buyer.



1-8 Victoria St

Derby DE1 1ES (Derbyshire County) - Derby Central Submarket



Office

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
13/01/2026	£1,515,000 (£40.19/Sq ft)	Investment	Cavendish & London Property Group	Clowes Developments

For Lease At Sale

Number of Spaces	1	% Leased	82.7%
Smallest Space	1,357 Sq ft	Asking Rent	£20,000.00 PA
Max Contiguous	1,357 Sq ft	Service Type	Fully Repairing and Insuring
Total Available	1,357 Sq ft	Retail Available	1,357 Sq ft

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Beightons Solicitors	1	7,539	9	May 2025	-
Cosy Club	GRND	2,000	-	Feb 2016	-
Rose Nails Ltd	GRND	792	2	Apr 2015	Apr 2020
Bella's Gyro	GRND	754	-	May 2025	-
Kame House Tattoo	GRND	754	-	May 2025	-

Showing 5 of 9 Tenants

Property Details

Location	CBD	Lifts	1 passenger
Tenancy	Multi	Building Class	C
Owner Occupied	No	Construction	Masonry
Floors	4	Plot ratio	3.76
Typical Floor	7,540 Sq ft		
Parking Spaces	Surface Spaces Available; Covered Spaces Available		

Amenities

- Air Conditioning
- Controlled Access
- Open-Plan
- Security System
- Smoke Detector
- Yard
- Air Conditioning
- Energy Performance Rating - D
- Partitioned Offices
- Security System
- Storage Space
- Air Conditioning
- Kitchen
- Secure Storage
- Signage
- Storage Space
- Bus Route
- Natural Light
- Security System
- Smoke Detector
- Yard

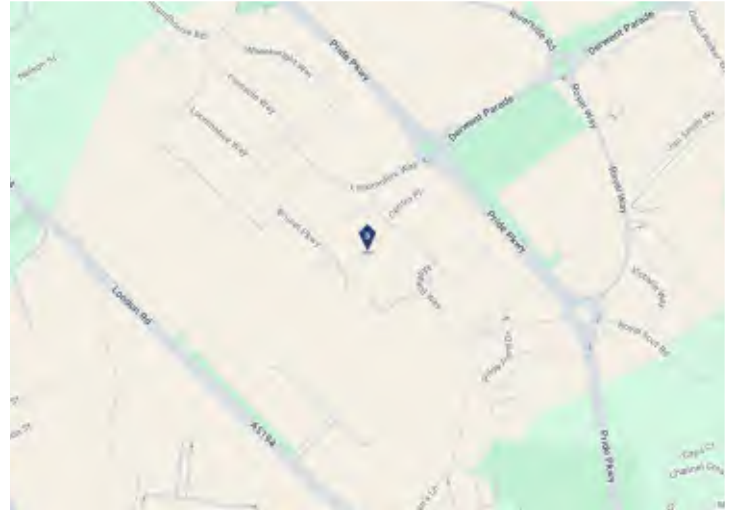


4 St Christophers Way - Jubilee House

Derby DE24 8LY (Derbyshire County) - Derby Central Submarket



Office



Sale Summary

Sold	06/01/2026	Built	2001
Sale Price	£4,180,000 (£56.90/Sq ft)	Land Area	2.98 ac/129,809 Sq ft
NIA (% Leased)	73,462 Sq ft (100%)	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7492344

Contacts

Type	Name	Location	Phone
Recorded Buyer	GLI Derby Ltd	Birmingham, GBR B1 1QP	-
Actual Buyer	GuidingLight Investments	Birmingham, GBR B1 1QP	0121 293 2625
Buyer Agent	Newmark	Birmingham, GBR B3 2RT	0121 616 4800
Contacts	Matt Jenns 07359 283763		
Recorded Seller	East Hampshire District Council	Petersfield, GBR GU31 4EX	01730 266551
Listing Agent	Knight Frank LLP	Birmingham, GBR B3 3AG	0121 200 2220
Contacts	Ben Voss-Wood 07976 666616		

Transaction Details

Sale Date	06/01/2026	Hold Period	83 Months
Sale Price	£4,180,000 (£56.90/Sq ft)	Recording Date	18/12/2025
Land Price	£1,402,685/ac (£32.20/Sq ft)	Document Number	DY346103
Sale Type	Investment		
Parcel Number	DY346103, DY350907		

Transaction Notes

East Hampshire District Council sold the freehold interest of Jubilee House, Derby to GuidingLight Investments for £4,180,000.

Please note that the purchaser's agent has confirmed a price of £4 million. this discrepancy has not been resolved.

Jubilee House is a prominent office building extending to approximately 72,000 sq ft and is currently let in its entirety to Rolls-Royce on a lease expiring in 2027, a FTSE 100 business and one of the UK's most significant aerospace and engineering employers. The property occupies a position at Pride Park, Derby's



Transaction Notes (Continued)

primary business park, at the heart of the city's advanced manufacturing and engineering hub.

The buyer was drawn to this acquisition as it provided an opportunity to expand their asset portfolio.

The information in this comparable was confirmed by the listing agent, purchaser's agent an HM Land Registry.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
06/01/2026	£4,180,000 (£56.90/Sq ft)	Investment	GuidingLight Investments	East Hampshire District Council
08/02/2019	£11,150,000 (£151.78/Sq ft)	Investment	East Hampshire District Council	Railways Pension Nominees Ltd
01/06/2008	Not Disclosed	Investment	Orchard Street Investment Management LLP	Kames Capital plc
01/01/2005	£11,250,000 (£153.14/Sq ft)	Investment	Aviva Investors	-

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Rolls-Royce Holdings PLC	GRND-3	73,462	190	Aug 2002	-

Showing 1 of 1 Tenants

Property Details

Centre	Pride Park	Typical Floor	18,366 Sq ft
Location	CBD	Building Class	B
Tenancy	Single	Construction	Masonry
Owner Occupied	No	Plot ratio	0.57
Floors	4		
Parking Spaces	3.09/1,000 Sq ft; 227 Surface Spaces		

Amenities

- | | | | |
|-------------------|---------------------|-----------|-----------|
| • Accent Lighting | • Balcony | • Balcony | • Balcony |
| • Bus Route | • Recessed Lighting | • null | |



24-24A Iron Gate

Derby DE1 3GP (Derbyshire County) - Derby Central Submarket



Office



Sale Summary

Sold	12/12/2025	Built	1901
Sale Price	£350,000 (£82.53/Sq ft)	Land Area	0.07 ac/3,084 Sq ft
NIA	4,241 Sq ft	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7440353

Contacts

Type	Name	Location	Phone
Recorded Buyer	Orion P.I.C Ltd	Leicester, GBR LE4 9LJ	-
Buyer Agent	None on the deal	-	-
Listing Agent	Raybould & Sons Ltd	Derby, GBR DE21 6LY	01332 295555
Contacts	Trevor Raybould 01332 295555		
Listing Agent	Omeeto Ltd	Beeston, GBR NG9 2NH	01332 840328
Contacts	Chris Wright 07471 072799		

Transaction Details

Sale Date	12/12/2025	Sale Type	Investment
Sale Price	£350,000 (£82.53/Sq ft)	Hold Period	20+ Years
Land Price	£4,943,782/ac (£113.49/Sq ft)		
Parcel Number	DY320929		

Transaction Notes

A private seller has sold the freehold interest at 24-24a Iron Gate in Derby, comprising 4,241 sq ft of office space, to Orion P.I.C Ltd for £350,000. The property was fully occupied at the time of sale to solicitors for £26,250 per annum.

The property was on the market for £365,000.

The information in the comparable has been verified by the listing agent.



24-24A Iron Gate

Derby DE1 3GP (Derbyshire County) - Derby Central Submarket



Office

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
12/12/2025	£350,000 (£82.53/Sq ft)	Investment	Orion P.I.C Ltd	-

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Family Law Group	GRND	1,653	-	Jan 2022	Jan 2031

Showing 1 of 1 Tenants

Property Details

Location	CBD	Typical Floor	413 Sq ft
Tenancy	Single	Building Class	B
Owner Occupied	No	Construction	Masonry
Floors	4	Plot ratio	1.38
Parking Spaces	2.42/1,000 Sq ft; 4 Surface Spaces		

Amenities

- 24 Hour Access
- Energy Performance Rating - C
- Security System
- Security System
- Security System
- Signage



Mansfield Rd - St James House

Derby DE1 3TQ (Derbyshire County) - Derby Central Submarket



Office



Sale Summary

Sold	14/09/2025	Built	1998
Sale Price	£3,800,000 (£126.51/Sq ft)	Land Area	0.37 ac/16,117 Sq ft
NIA (% Leased)	30,038 Sq ft (0%)	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7377319

Contacts

Type	Name	Location	Phone
Recorded Buyer	Derby City Council	Derby, GBR DE1 2FS	01332 640000
Actual Buyer	Derby City Council	Derby, GBR DE1 2FS	01332 640000
Contacts	Jamie Calladine 01332 640114		
Listing Agent	Innes England Ltd	Derby, GBR DE24 8JN	01332 362244
Contacts	Nick Hosking 07855 423458		

Transaction Details

Sale Date	14/09/2025	Sale Type	Owner User
Sale Price	£3,800,000 (£126.51/Sq ft)	Hold Period	20+ Years
Land Price	£10,270,270/ac (£235.77/Sq ft)		
Parcel Number	DY456133, DY488097		

Transaction Notes

An unknown vendor sold this 30,038 square foot freehold office building to Derby City Council for £3,800,000.

The property was fully vacant upon the time of sale.

All information has been sourced from the listing agent.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
14/09/2025	£3,800,000 (£126.51/Sq ft)	Owner User	Derby City Council	-



Mansfield Rd - St James House

Derby DE1 3TQ (Derbyshire County) - Derby Central Submarket



Office

For Lease At Sale

Number of Spaces	3	% Leased	0.0%
Smallest Space	7,206 Sq ft	Asking Rent	£13.50 Sq ft/yr
Max Contiguous	7,546 Sq ft	Office Available	22,298 Sq ft
Total Available	22,298 Sq ft		

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
RLRE Consulting Engineers	GRND	7,000	-	-	-

Showing 1 of 1 Tenants

Property Details

Centre	St Mary's Wharf	Typical Floor	7,526 Sq ft
Location	CBD	Lifts	2 passenger
Tenancy	Single	Building Class	B
Owner Occupied	No	Construction	Masonry
Floors	4	Plot ratio	1.86
Parking Spaces	4.65/1,000 Sq ft; 31 Surface Spaces		

Amenities

• 24 Hour Access	• Air Conditioning	• Air Conditioning	• Air Conditioning
• Bus Route	• Controlled Access	• Reception	• Reception
• Security System	• Security System	• Security System	• Signage
• null			



5 Bramble St

Derby DE1 1HU (Derbyshire County) - Derby Central Submarket



Office



Sale Summary

Sold	30/07/2025	Land Area	0.07 ac/3,052 Sq ft
Sale Price	£149,000 (£91.08/Sq ft)	Sale Comp Status	Research Complete
NIA (% Leased)	1,636 Sq ft (0%)	Sale Comp ID	7255954
Price Status	Confirmed	Sale Conditions	Auction Sale
Built	1890		

Contacts

Type	Name	Location	Phone
Recorded Buyer	En Passant Properties Ltd	London, GBR W1W 7LT	-
Buyer Agent	None on the deal	-	-
Recorded Seller	ORBITAL RECRUITMENT (DERBY) LIMITED	-	-
Actual Seller	Orbital Recruitment	Derby, GBR DE1 1HU	01332 345704
Listing Agent	BB&J Commercial	Derby, GBR DE21 6BF	01332 292825
Contacts	Cameron Godfrey 07775 001877		
Listing Agent	SDL Property Auctions	Beeston, GBR NG9 6RZ	0800 046 5454

Transaction Details

Sale Date	30/07/2025	Sale Type	Investment
Sale Price	£149,000 (£91.08/Sq ft)	Hold Period	160 Months
Land Price	£2,126,506/ac (£48.82/Sq ft)		
Sale Conditions	Auction Sale		
Parcel Number	DY144223		

Transaction Notes

En Passant Properties Ltd has acquired the freehold interest in this 1,054 square feet office building from Orbital Recruitment Ltd for £149,000.

The property went through to SDL Auctions for offers in excess of £135,000.

The property was vacant at the time of sale.



Transaction Notes (Continued)

Full planning consent has been granted by Derby City Council under reference 23/00079/PNRIA

The information in the comparable has been verified by the listing agent.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
30/07/2025	£149,000 (£91.08/Sq ft)	Investment	En Passant Properties Ltd	Orbital Recruitment
23/03/2012	£115,000 (£70.29/Sq ft)	Owner User	Orbital Recruitment Ltd	Mr Ray Osborne

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Orbital Recruitment	1	1,009	-	Mar 2012	-
Extra Packaging Limited	Unk	-	5	-	-

Showing 2 of 2 Tenants

Property Details

Location	CBD	Typical Floor	545 Sq ft
Tenancy	Single	Building Class	C
Owner Occupied	No	Construction	Masonry
Floors	2	Plot ratio	0.54
Parking Spaces	1.22/1,000 Sq ft; 2 Surface Spaces		

Amenities

- | | | | |
|-------------------|--------------|-------------------|-------------------|
| • 24 Hour Access | • Fenced Lot | • Security System | • Security System |
| • Security System | | | |



Sale Summary

Sold	17/07/2025	Built	1952
Sale Price	£122,500 (£220.72/Sq ft)	Land Area	0.07 ac/3,258 Sq ft
NIA (% Leased)	555 Sq ft (100%)	Sale Comp Status	Public Record
Price Status	Confirmed	Sale Comp ID	7245294

Contacts

Type	Name	Location	Phone
Listing Agent	Raybould & Sons Ltd	Derby, GBR DE21 6LY	01332 295555
Contacts	Martin Langsdale 01332 295555		

Transaction Details

Sale Date	17/07/2025	Sale Type	Owner User
Sale Price	£122,500 (£220.72/Sq ft)	Time On Market	1 Year
Land Price	£1,637,635/ac (£37.59/Sq ft)	Hold Period	20+ Years
Parcel Number	DY9689		

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
17/07/2025	£122,500 (£220.72/Sq ft)	Owner User	-	-

Property Details

Location	CBD	Lifts	None
Tenancy	Single	Building Class	B
Owner Occupied	No	Construction	Masonry
Floors	1	Plot ratio	0.17
Typical Floor	555 Sq ft		
Parking Spaces	Surface Spaces Available		



7A Edward St

Derby DE1 3BR (Derbyshire County) - Derby Central Submarket



Office

Amenities

- 24 Hour Access
- Security System
- Accent Lighting
- Security System
- Bus Route
- Security System
- Central Heating

**12 Stafford St**

Derby DE1 1JG (Derbyshire County) - Derby Central Submarket



Office



Sale Summary

Sold	10/07/2025	Land Area	0.10 ac/4,461 Sq ft
Sale Price	Not Disclosed	Sale Comp Status	Research Complete
NIA	1,230 Sq ft	Sale Comp ID	7236938
Built	1930		

Contacts

Type	Name	Location	Phone
Buyer Agent	None on the deal	-	-
Recorded Seller	Rok Holdings Limited	Derby, GBR DE1 1JG	-
Listing Agent	Salloway Property Consultants Limited	Derby, GBR DE24 8AJ	01332 298000
Contacts	Chris Keogh 07377 135765, Hugo Beresford 07976 382850		

Transaction Details

Sale Date	10/07/2025	Sale Type	Investment
Sale Price	Not Disclosed	Hold Period	118 Months
Parcel Number	DY329676		

Transaction Notes

Rok Holdings Limited have sold the freehold interest in this 1,230 square feet office building to a private buyer for a confidential price.

The property was on the market with an initial asking price of £325,000.

The property was vacant at the time of sale.

The information in the comparable has been verified by the listing agent.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
10/07/2025	Not Disclosed	Investment	-	Rok Holdings Limited
01/09/2015	Not Disclosed	Owner User	-	-



12 Stafford St

Derby DE1 1JG (Derbyshire County) - Derby Central Submarket



Office

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Inertia Consulting	Unk	133	11	Nov 2017	-

Showing 1 of 1 Tenants

Property Details

Location	CBD	Typical Floor	410 Sq ft
Tenancy	Single	Building Class	B
Owner Occupied	Yes	Construction	Masonry
Floors	3	Plot ratio	0.28
Parking Spaces	4.07/1,000 Sq ft; 5 Surface Spaces		

Amenities

- 24 Hour Access
- Bus Route
- Storage Space
- Storage Space

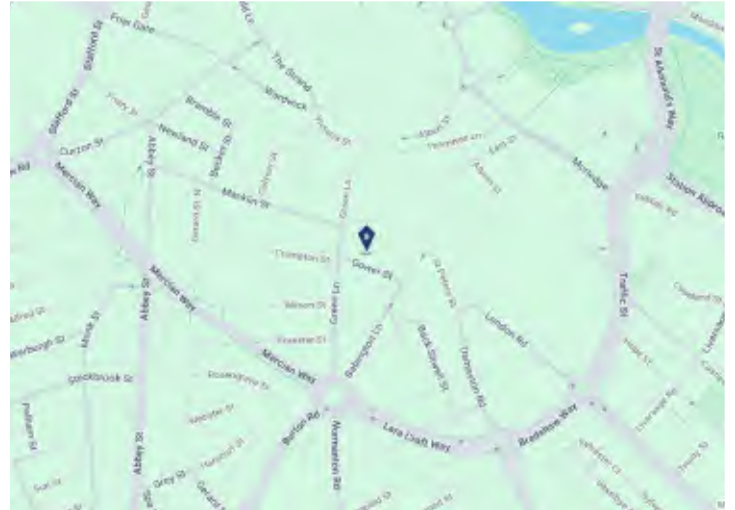


Gower St - Offices in Prosperity House

Derby DE1 1SB (Derbyshire County) - Derby Central Submarket



Office Condo



Sale Summary

Unit	6, GRND Floor	Price Status	Confirmed
Sold	14/05/2025	Sale Comp Status	Research Complete
Unit Size	761 Sq ft	Sale Comp ID	7288374
Built/Renovated	1976/2017	Sale Conditions	Auction Sale
Sale Price	£75,000 (£98.55/Sq ft)		

Contacts

Type	Name	Location	Phone
Buyer Agent	None on the deal	-	-
Listing Agent	Savills	London, GBR W1G 0JD	020 7499 8644
Contacts	Max Mason 07974 841346		

Transaction Details

Sale Date	14/05/2025	Sale Type	Investment
Sale Price	£75,000 (£98.55/Sq ft)	Hold Period	3 Months
Sale Conditions	Auction Sale		

Transaction Notes

Research in progress

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
14/05/2025	£75,000 (£98.55/Sq ft)	Investment	-	-
06/02/2025	£350,000 (£42.82/Sq ft)	Investment	-	Albanwise Wallace Estates
22/06/2018	£1,066,500 (£130.49/Sq ft)	Investment	Wallace Estates Limited	-
03/04/2017	£300,000 (£36.71/Sq ft)	Investment	-	-



Gower St - Offices in Prosperity House

Derby DE1 1SB (Derbyshire County) - Derby Central Submarket



Office Condo

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Juniper Training	GRND	7,792	-	Jul 2024	-
Staffline	GRND	2,597	-	Jul 2024	-
Capita Business Services Limited	GRND	761	-	Aug 2024	Aug 2028

Showing 3 of 3 Tenants

Property Details

Centre	St Peter's Quarter	Typical Floor	908 Sq ft
Location	CBD	Building Class	B
Tenancy	Multi	Construction	Masonry
Floors	9	Plot ratio	0.01

Amenities

- Storage Space
- Storage Space



51 Sadler Gate

Derby DE1 3NQ (Derbyshire County) - Derby Central Submarket



Office



Sale Summary

Sold	14/04/2025	Built	1875
Sale Price	£200,000 (£97.94/Sq ft)	Land Area	0.09 ac/3,920 Sq ft
NIA	2,042 Sq ft	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7128490

Contacts

Type	Name	Location	Phone
Recorded Seller	The Peak Trust Ltd	-	-
Listing Agent	BB&J Commercial	Derby, GBR DE21 6BF	01332 292825
Contacts	Cameron Godfrey 07775 001877		

Transaction Details

Sale Date	14/04/2025	Sale Type	Owner User
Sale Price	£200,000 (£97.94/Sq ft)	Time On Market	11 Months 19 Days
Land Price	£2,222,222/ac (£51.02/Sq ft)	Hold Period	20+ Years
Parcel Number	DY111163, DY109977		

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
14/04/2025	£200,000 (£97.94/Sq ft)	Owner User	-	The Peak Trust Ltd

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
The Vines	Unk	-	25	-	-
Restaurant Zest	Unk	-	11	-	-
THE OLD BELL (DERBY) LTD	Unk	-	1	-	-

Showing 3 of 3 Tenants



51 Sadler Gate

Derby DE1 3NQ (Derbyshire County) - Derby Central Submarket



Office

Property Details

Location	CBD	Typical Floor	511 Sq ft
Tenancy	Multi	Building Class	B
Owner Occupied	No	Construction	Masonry
Floors	4	Plot ratio	0.52

Amenities

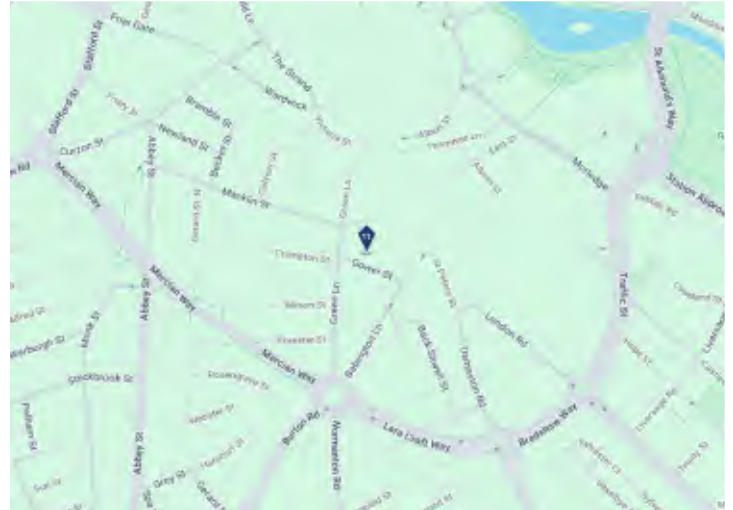
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|--|--|--|---|
| <ul style="list-style-type: none">• Air Conditioning• Security System• Storage Space | <ul style="list-style-type: none">• Air Conditioning• Security System | <ul style="list-style-type: none">• Air Conditioning• Security System | <ul style="list-style-type: none">• Bus Route• Storage Space |
|--|--|--|---|



Gower St - Offices in Prosperity House

Derby DE1 1SB (Derbyshire County) - Derby Central Submarket

★★★★☆ Office



Sale Summary

Sold	06/02/2025	Land Area	26.93 ac/1,173,229 Sq ft
Sale Price	£350,000 (£42.82/Sq ft)	Sale Comp Status	Research Complete
NIA (% Leased)	8,173 Sq ft (100%)	Sale Comp ID	7099443
Built/Renovated	1976/2017	Sale Conditions	Auction Sale

Contacts

Type	Name	Location	Phone
Recorded Seller	Wallace Estates Limited	Cambridge, GBR CB2 1PH	-
Actual Seller	Albanwise Wallace Estates	Cambridge, GBR CB2 1JZ	020 8238 6380
Listing Agent	Allsop	London, GBR W1U 1PN	020 7437 6977
Contacts	William Clough 07500 949587		

Transaction Details

Sale Date	06/02/2025	Sale Type	Investment
Sale Price	£350,000 (£42.82/Sq ft)	Hold Period	80 Months
Land Price	£12,995/ac (£0.30/Sq ft)		
Sale Conditions	Auction Sale		
Parcel Number	DY515603, DY518043, DY516645, DY518046, DY518033 +54		

Transaction Notes

Albanwise Wallace Estates has sold the long leasehold interest in the offices in Prosperity House to an undisclosed buyer for £350,000. The property sold at auction. The property was tenanted at the time of sale.

The price and the yield was confirmed by the listing broker.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
14/05/2025	£75,000 (£98.55/Sq ft)	Investment	-	-
06/02/2025	£350,000 (£42.82/Sq ft)	Investment	-	Albanwise Wallace Estates



Gower St - Offices in Prosperity House

Derby DE1 1SB (Derbyshire County) - Derby Central Submarket



Office

Sale History (Continued)

Sale Date	Price	Sale Type	Buyer	Seller
22/06/2018	£1,066,500 (£130.49/Sq ft)	Investment	Wallace Estates Limited	-
03/04/2017	£300,000 (£36.71/Sq ft)	Investment	-	-

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Juniper Training	GRND	7,792	-	Jul 2024	-
Staffline	GRND	2,597	-	Jul 2024	-
Capita Business Services Limited	GRND	761	-	Aug 2024	Aug 2028

Showing 3 of 3 Tenants

Property Details

Centre	St Peter's Quarter	Typical Floor	908 Sq ft
Location	CBD	Building Class	B
Tenancy	Multi	Construction	Masonry
Floors	9	Plot ratio	0.01

Amenities

- Storage Space
- Storage Space



78-82 Friar Gate

Derby DE1 1FL (Derbyshire County) - Derby Central Submarket



Office Condo



Sale Summary

Unit	78-79, GRND Floor	Sale Price	Not Disclosed
Sold	27/01/2025	Sale Comp Status	Research Complete
Unit Size	2,427 Sq ft	Sale Comp ID	7033648
Built	1975		

Contacts

Type	Name	Location	Phone
Listing Agent	Gadsby Nichols Estate Agents	Derby, GBR DE1 3DS	01332 296396
Contacts	Andrew Nichols 07973 642082		

Transaction Details

Sale Date	27/01/2025	Time On Market	11 Months
Sale Price	Not Disclosed	Hold Period	33 Months
Sale Type	Owner User		

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
27/01/2025	Not Disclosed	Owner User	-	-
08/04/2022	£190,250 (£13.60/Sq ft)	Owner User	Cathexis Psychotherapy	-

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Cathexis Psychotherapy	GRND-2	6,851	-	Apr 2022	-
SAS Rope & Rail Ltd	BSMT, GRND-2	1,296	-	Jul 2023	Jul 2026

Showing 2 of 2 Tenants



78-82 Friar Gate

Derby DE1 1FL (Derbyshire County) - Derby Central Submarket



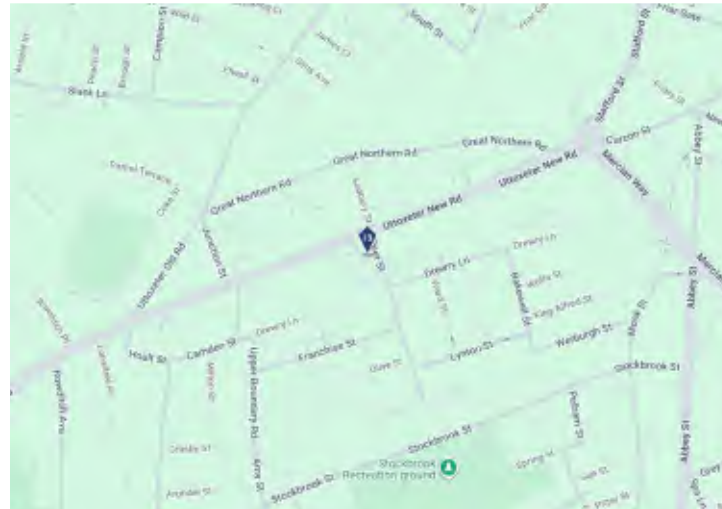
Office Condo

Property Details

Location	CBD	Lifts	None
Tenancy	Multi	Building Class	B
Owner Occupied	No	Construction	Masonry
Floors	3	Plot ratio	2.92
Typical Floor	4,663 Sq ft		
Parking Spaces	2.31/1,000 Sq ft; 8 Surface Spaces; Covered Spaces Available		

Amenities

- | | | | |
|-------------------|---------------------|--------------------|--------------------|
| • 24 Hour Access | • Air Conditioning | • Air Conditioning | • Air Conditioning |
| • Bus Route | • Controlled Access | • Security System | • Security System |
| • Security System | • Signage | • Storage Space | • Storage Space |



Sale Summary

Sold	10/12/2024	Land Area	0.10 ac/4,552 Sq ft
Sale Price	£350,000 (£119.13/Sq ft)	Net Initial Yield	8.43%
NIA (% Leased)	2,938 Sq ft (100%)	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7032010
Built	1970	Sale Conditions	Auction Sale

Contacts

Type	Name	Location	Phone
Recorded Buyer	Empire Homes Real Estates 2 Ltd	London, GBR W5 5AW	-
Actual Buyer	Empire Homes Limited	London, GBR N13 5UP	020 8826 4696
Buyer Agent	None on the deal	-	-
Recorded Seller	Johal Property & Investments Limited	Derby, GBR DE73 5XU	-
Actual Seller	Johal Munshi & Co Ltd	Nottingham, GBR NG7 7BA	0115 979 2222
Listing Agent	Omeeto Ltd	Beeston, GBR NG9 2NH	01332 840328
Contacts	Chris Wright 07471 072799		

Transaction Details

Sale Date	10/12/2024	Sale Type	Investment
Sale Price	£350,000 (£119.13/Sq ft)	Hold Period	64 Months
Land Price	£3,349,282/ac (£76.89/Sq ft)		
Sale Conditions	Auction Sale		
Parcel Number	DY491367, DY535990		

Transaction Notes

The freehold title was sold by Johal Property Investments Limited to a new investor, Empire Homes Real Estates 2 Ltd. The new investor paid a confirmed price of £350,000 on the 10th of December, 2024. The property is fully let, producing an income of £29,505 per annum.

The property comprises a detached Victorian building of traditional masonry construction with a pitched tiled roof and bay windows.



105 Uttoxeter New Rd - Ashtree Lodge

Derby DE22 3NL (Derbyshire County) - Derby Central Submarket



Transaction Notes (Continued)

This sale comparable was confirmed by the listing broker.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
10/12/2024	£350,000 (£119.13/Sq ft)	Investment	Empire Homes Limited	Johal Munshi & Co Ltd
07/08/2019	Not Disclosed	2 Property Portfolio	-	Victoria Properties (Derby) Ltd

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Trent Psychological Therapy Services Ltd	GRND-2	2,938	27	Mar 2015	Mar 2027

Showing 1 of 1 Tenants

Property Details

Location	CBD	Lifts	None
Tenancy	Multi	Building Class	B
Owner Occupied	No	Construction	Masonry
Floors	3	Plot ratio	0.65
Typical Floor	979 Sq ft		
Parking Spaces	4.77/1,000 Sq ft; 14 Surface Spaces		

Amenities

- Courtyard
- Storage Space
- Security System
- Storage Space
- Security System
- Security System



14-15 Victoria Way - Pride Park

Derby DE24 8AN (Derbyshire County) - Derby Core Submarket



Office Condo



Sale Summary

Unit	14, 1st Floor	Sale Price	Not Disclosed
Sold	31/10/2024	Sale Comp Status	Research Complete
Unit Size	1,880 Sq ft	Sale Comp ID	6928014
Built	2004		

Contacts

Type	Name	Location	Phone
Actual Seller	Focus Interior Contracts Ltd	Derby, GBR DE24 8AN	01332 200556
Listing Agent	Salloway Property Consultants Limited	Derby, GBR DE24 8AJ	01332 298000
Contacts	William Speed 01332 298000, Chris Keogh 07377 135765		

Transaction Details

Sale Date	31/10/2024	Time On Market	6 Months 1 Day
Sale Price	Not Disclosed	Hold Period	196 Months
Sale Type	Owner User		

Transaction Notes

Focus Interior Contracts Ltd sold the freehold interest in this 1,880 square feet workshop premises to an undisclosed buyer for a confidential price.

The property was vacant at the time of sale.

The property was on the market with an initial asking price of £300,000.

The information in the comparable has been verified by the listing broker.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
31/10/2024	Not Disclosed	Owner User	-	Focus Interior Contracts Ltd
30/06/2008	£260,000 (£69.15/Sq ft)	Owner User	-	-
15/02/2005	£190,000 (£50.53/Sq ft)	Owner User	Focus Interior Contracts Ltd	Ivygrove Group



14-15 Victoria Way - Pride Park

Derby DE24 8AN (Derbyshire County) - Derby Core Submarket



Office Condo

Property Details

Tenancy	Multi	Levellers	None
Drive Ins	None	Plot ratio	0.61
Docks	Yes		
Parking Spaces	1.53/1,000 Sq ft; 5 Surface Spaces		



Sale Summary

Sold	18/10/2024	Built	1998
Sale Price	£785,000 (£168.82/Sq ft)	Land Area	2.02 ac/87,802 Sq ft
NIA (% Leased)	4,650 Sq ft (0%)	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	6923087

Contacts

Type	Name	Location	Phone
Recorded Seller	Patriot Way Management Company Ltd	Derby, GBR DE24 8JY	-
Listing Agent	Omeeto Ltd	Beeston, GBR NG9 2NH	01332 840328
Contacts	Chris Wright 07471 072799		

Transaction Details

Sale Date	18/10/2024	Sale Type	Owner User
Sale Price	£785,000 (£168.82/Sq ft)	Hold Period	232 Months
Land Price	£389,452/ac (£8.94/Sq ft)		
Parcel Number	DY357061, DY584892, DY392697		

Transaction Notes

Patriot Way Management Company Ltd have sold the freehold interest at 18 St Christophers Way in Derby, comprising 4,650 sqft of office space to a private individual for £785,000. The property was vacant at the time of sale.

The property was on the market with an initial asking price of £850,000.

Some of the information in the comparable has been verified by the listing agent.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
18/10/2024	£785,000 (£168.82/Sq ft)	Owner User	-	Patriot Way Management Company Ltd
30/06/2005	£114,875 (£24.70/Sq ft)	Investment		-



18 St Christophers Way - Pride Park

Derby DE24 8JY (Derbyshire County) - Derby Central Submarket



Office

Sale History (Continued)

Sale Date	Price	Sale Type	Buyer	Seller
			Patriot Way Management Company Ltd	

For Lease At Sale

Number of Spaces	2	% Leased	0.0%
Smallest Space	2,325 Sq ft	Asking Rent	£13.44 Sq ft/yr
Max Contiguous	2,325 Sq ft	Office Available	4,650 Sq ft
Total Available	4,650 Sq ft		

Property Details

Centre	Pride Park	Typical Floor	2,325 Sq ft
Location	CBD	Building Class	B
Tenancy	Single	Construction	Masonry
Owner Occupied	Yes	Plot ratio	0.05
Floors	2		
Parking Spaces	4.30/1,000 Sq ft; 20 Surface Spaces; Covered Spaces Available		

Amenities

• 24 Hour Access	• Controlled Access	• Security System	• Security System
• Security System			



1-29 Brunel Pky - Pride Park

Derby DE24 8HR (Derbyshire County) - Derby Central Submarket



Office Condo



Sale Summary

Unit	11, 1st Floor	Sale Price	£220,000 (£163.81/Sq ft)
Sold	30/08/2024	Price Status	Confirmed
Unit Size	1,343 Sq ft	Sale Comp Status	Research Complete
Built	2006	Sale Comp ID	6850535

Contacts

Type	Name	Location	Phone
Recorded Buyer	Hanmer Springs Ltd	Derby, GBR DE24 8HR	-
Actual Buyer	Minster Cleaning Services	Birmingham, GBR B24 9PZ	0121 386 1722
Contacts	James Lofthouse 01332 385655		
Buyer Agent	BB&J Commercial	Derby, GBR DE21 6BF	01332 292825
Contacts	Cameron Godfrey 07775 001877		
Actual Seller	Orderly Limited	Derby, GBR DE1 2RJ	0330 016 5170
Contacts	David Hall 07985 630840		
Listing Agent	BB&J Commercial	Derby, GBR DE21 6BF	01332 292825
Contacts	Graham Bancroft 07970 854944		

Transaction Details

Sale Date	30/08/2024	Sale Type	Owner User
Sale Price	£220,000 (£163.81/Sq ft)	Hold Period	94 Months

Transaction Notes

Minster Cleaning Services, a trusted office cleaning company, have purchased the freehold interest in this 1,343 square feet office building from Orderly Ltd for a confirmed price of £220,000.

The property was vacant at the time of sale.

The office unit comprises 1,344 square feet accommodation over two floors.

The property was on the market with an initial asking price of £225,000 or £23,000 per annum for the leasehold.



1-29 Brunel Pky - Pride Park

Derby DE24 8HR (Derbyshire County) - Derby Central Submarket



Office Condo

Transaction Notes (Continued)

The vendor's motivation behind the sale was to expand their business and relocate to a bigger office.

The information in the comparable has been verified by the listing agent, buyer broker, buyer and seller.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
30/08/2024	£220,000 (£163.81/Sq ft)	Owner User	Minster Cleaning Services	Orderly Limited
28/10/2016	£225,000 (£110.84/Sq ft)	2 Unit Portfolio	Citygate Properties (Derby) Ltd	Corporate & Professional Pensions Ltd
06/02/2015	£165,000 (£133.28/Sq ft)	2 Unit Portfolio	-	-
02/07/2012	Not Disclosed	Owner User	-	-
23/03/2012	Not Disclosed	Owner User	-	-

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
DGauge	GRND-1	2,400	-	Dec 2018	-
Silktide	GRND-1	2,050	6	Mar 2020	-
J D R Business Coaches Limited	GRND-1	2,040	15	Jun 2012	May 2015
Elegance Bridalwear	GRND-1	2,039	-	Aug 2024	Aug 2029
Uplands Retail Ltd	GRND-1	2,022	20	Mar 2020	-

Showing 5 of 18 Tenants

Property Details

Centre	Pride Park	Typical Floor	14,773 Sq ft
Location	CBD	Building Class	B
Tenancy	Multi	Construction	Masonry
Owner Occupied	No	Plot ratio	0.74
Floors	2		
Parking Spaces	2.37/1,000 Sq ft; 70 Surface Spaces; Covered Spaces Available		

Amenities

- | | | | |
|---------------------|--------------------|--------------------|--------------------|
| • 24 Hour Access | • Air Conditioning | • Air Conditioning | • Air Conditioning |
| • Controlled Access | • Signage | • Smoke Detector | • Smoke Detector |
| • Storage Space | • Storage Space | | |



5-7 St Marys Gate - Lisbon House

Derby DE1 3JA (Derbyshire County) - Derby Central Submarket



Office



Sale Summary

Sold	24/07/2024	Land Area	0.07 ac/2,853 Sq ft
Sale Price	£475,000 (£123.67/Sq ft)	Sale Comp Status	Research Complete
NIA (% Leased)	3,841 Sq ft (0%)	Sale Comp ID	6794945
Price Status	Confirmed	Sale Conditions	Conversion Project
Built	1912		

Contacts

Type	Name	Location	Phone
Actual Buyer	Miller Knight Estates Limited	Sutton In Ashfield, GBR NG17 3BL	0845 634 3113
Buyer Agent	Lester & Bingley Property Consultants	Mansfield, GBR NG18 5TB	-
Contacts	Matt Revill 0115 734 2000		
Actual Seller	Bradley & Jefferies Commercial Solicitors	Derby, GBR DE1 3JA	01332 221722
Listing Agent	BB&J Commercial	Derby, GBR DE21 6BF	01332 292825
Contacts	Cameron Godfrey 07775 001877		

Transaction Details

Sale Date	24/07/2024	Sale Type	Investment
Sale Price	£475,000 (£123.67/Sq ft)	Hold Period	98 Months
Land Price	£7,251,245/ac (£166.47/Sq ft)		
Sale Conditions	Conversion Project		
Parcel Number	DY302942		

Transaction Notes

Miller Knight Estates Limited have acquired the freehold interest in 5-7 St Marys Gate from Bradley and Jefferies Limited for £475,000.

The property comprises 3,841 square feet office accommodation.

The property was vacant at the time of sale.



5-7 St Marys Gate - Lisbon House

Derby DE1 3JA (Derbyshire County) - Derby Central Submarket



Office

Transaction Notes (Continued)

The buyer has plans to redevelop this to a student accommodation. More informaton can be found on the Derby City Council website with the planning application reference - 24/00859/FUL. Property ID 20284216 created for the conversion.

The information in the comparable has been verified by the listing agent, seller and buyer broker.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
24/07/2024	£475,000 (£123.67/Sq ft)	Investment	Miller Knight Estates Limited	Bradley & Jefferies Commercial Solicitors
17/05/2016	£280,000 (£72.90/Sq ft)	Owner User	Bradley & Jefferies	-

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Bradley & Jefferies Commercial Solicitors	Unk	90	11	-	-

Showing 1 of 1 Tenants

Property Details

Location	CBD	Typical Floor	960 Sq ft
Tenancy	Single	Building Class	B
Owner Occupied	No	Construction	Masonry
Floors	4	Plot ratio	1.35
Parking Spaces	1.66/1,000 Sq ft; 6 Surface Spaces		



Vernon St - Vernon House (Part of a 4-Property Portfolio)

Derby DE1 1FR (Derbyshire County) - Derby Central Submarket



Office



Sale Summary

Sold	11/04/2024	Land Area	0.05 ac/2,178 Sq ft
Sale Price	£88,149 (£32.81/Sq ft)	Sale Comp Status	Research Complete
NIA (% Leased)	2,687 Sq ft (17.0%)	Sale Comp ID	6953601
Price Status	Allocated	Parcel Numbers	DY10102
Built	1970	Sale Conditions	Bulk/Portfolio Sale

Contacts

Type	Name	Location	Phone
Recorded Buyer	Johal Holdings Limited	-	-
Buyer Agent	P&F Commercial	Oakham, GBR LE15 6RA	01664 431330
Contacts	Ben Freckingham 01664 431330		
Actual Seller	Chevin Group Holdings Ltd	-	01332 366873

Transaction Details

Sale Date	11/04/2024	Hold Period	20+ Years
Sale Price	£88,149 (£32.81/Sq ft)	Recording Date	29/04/2024
Land Price	£1,762,980/ac (£40.47/Sq ft)	Document Number	DY10102
Sale Type	Investment		
Sale Conditions	Bulk/Portfolio Sale		
Parcel Number	DY10102		

Transaction Notes

Chevin Group Holdings Ltd has sold a total of 9,281 sf freehold multifamily and office buildings to Johal Holdings Limited for £1,115,000.

Combined the properties were 57% occupied at the time of sale.

The information was confirmed by HM Land Registry.



Vernon St - Vernon House (Part of a 4-Property Portfolio)

Derby DE1 1FR (Derbyshire County) - Derby Central Submarket



Office

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
11/04/2024	£1,115,000 (£123.05/Sq ft)	4 Property Portfolio	Johal Holdings Limited	Chevin Group Holdings Ltd

Property Details

Location	CBD	Typical Floor	1,003 Sq ft
Tenancy	Multi	Building Class	B
Owner Occupied	No	Construction	Masonry
Floors	3	Plot ratio	1.23

Amenities

- Central Heating
- Common Parts WC Facilities
- Controlled Access
- Kitchen
- Security System
- Security System
- Security System
- Suspended Ceilings



Sale Summary

Sold	11/04/2024	Land Area	0.33 ac/14,375 Sq ft
Sale Price	£83,012 (£24.55/Sq ft)	Sale Comp Status	Research Complete
NIA (% Leased)	3,381 Sq ft (11.0%)	Sale Comp ID	6953601
Price Status	Allocated	Parcel Numbers	DY10102
Built	1900	Sale Conditions	Bulk/Portfolio Sale

Contacts

Type	Name	Location	Phone
Recorded Buyer	Johal Holdings Limited	-	-
Buyer Agent	P&F Commercial	Oakham, GBR LE15 6RA	01664 431330
Contacts	Ben Freckingham 01664 431330		
Actual Seller	Chevin Group Holdings Ltd	-	01332 366873

Transaction Details

Sale Date	11/04/2024	Hold Period	20+ Years
Sale Price	£83,012 (£24.55/Sq ft)	Recording Date	29/04/2024
Land Price	£251,552/ac (£5.77/Sq ft)	Document Number	DY10102
Sale Type	Investment		
Sale Conditions	Bulk/Portfolio Sale		
Parcel Number	DY10102		

Transaction Notes

Chevin Group Holdings Ltd has sold a total of 9,281 sf freehold multifamily and office buildings to Johal Holdings Limited for £1,115,000.

Combined the properties were 57% occupied at the time of sale.

The information was confirmed by HM Land Registry.



Sale History

Sale Date	Price	Sale Type	Buyer	Seller
11/04/2024	£1,115,000 (£123.05/Sq ft)	4 Property Portfolio	Johal Holdings Limited	Chevin Group Holdings Ltd

Property Details

Location	CBD	Typical Floor	1,127 Sq ft
Tenancy	Multi	Building Class	B
Owner Occupied	No	Construction	Masonry
Floors	3	Plot ratio	0.24

Amenities

- 24 Hour Access
- Bus Route



Sale Summary

Sold	25/03/2024	Built	2001
Sale Price	£3,500,000 (£109.14/Sq ft)	Land Area	0.90 ac/39,204 Sq ft
NIA (% Leased)	32,069 Sq ft (100%)	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	6693178

Contacts

Type	Name	Location	Phone
Recorded Buyer	G4 Offices Holdings	Derby, GBR DE24 8HG	-
Recorded Seller	RR UK (South) Limited	Jersey, GBR JE2 4UF	01534 756700
Actual Seller	Regional REIT	Guernsey, GBR GY2 4LH	0141 248 4155
Listing Agent	Newmark	London, GBR W1T 3JJ	020 7493 3338
Contacts	Emma Tallos 07385 409540, Leo Zielinski 07980 809031		
Listing Agent	FHP Property Consultants	Nottingham, GBR NG1 5BG	0115 950 7577
Contacts	Mark Tomlinson 07917 576254, John Proctor 07887 787880		

Transaction Details

Sale Date	25/03/2024	Time On Market	5 Months 9 Days
Sale Price	£3,500,000 (£109.14/Sq ft)	Hold Period	31 Months
Land Price	£3,888,889/ac (£89.28/Sq ft)	Recording Date	26/03/2024
Sale Type	Investment	Document Number	DY310230
Parcel Number	DY310230, DY454189, DY334363, DY561986, DY553042		

Transaction Notes

Regional Reit Ltd have sold the freehold interest in 2 Hudson Way comprising 31,891 square feet office accommodation to G4 Offices 2 Limited for £3,500,000. The property was occupied at the time of the sale.

The property was on the market with an initial asking price of £4,500,000.

Hudson House is let to two tenants, Mobile Gaming Studios and Resonate Group Limited, with 7.9 years to expiry and 2.9 years to break. The service charge



2 Hudson Way - Hudson House

Derby DE24 8HS (Derbyshire County) - Derby Central Submarket



Office

Transaction Notes (Continued)

budget for year end Dec 23 is £388,116, however, budgeted works of £71,000 are no longer required. Therefore, the anticipated final year service charge is £317,116. Mobile Gaming Studios have a service charge cap of £90,750 pa to 31st Dec 23, rising to £110,000 for the S/C year to 31st Dec 24. Thereafter the cap is subject to RPI uplifts.

The information in the comparable has been verified by the listing broker.

The information has also been sourced from HM Land Registry.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
25/03/2024	£3,500,000 (£109.14/Sq ft)	Investment	G4 Offices Holdings	Regional REIT
31/08/2021	£236,000,000 (£135.59/Sq ft)	54 Property Portfolio	Regional REIT	Squarestone Asset Management
20/10/2018	£4,900,000 (£152.80/Sq ft)	Investment	Squarestone Asset Management	LaSalle Investment Management

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Resonate	GRND-1	21,069	158	Oct 2011	Apr 2031
Miniclip	2	11,000	51	Mar 2022	Mar 2032

Showing 2 of 2 Tenants

Property Details

Centre	Pride Park	Typical Floor	10,690 Sq ft
Location	CBD	Building Class	B
Tenancy	Single	Construction	Masonry
Owner Occupied	No	Plot ratio	0.82
Floors	3		
Parking Spaces	1.34/1,000 Sq ft; 43 Surface Spaces		

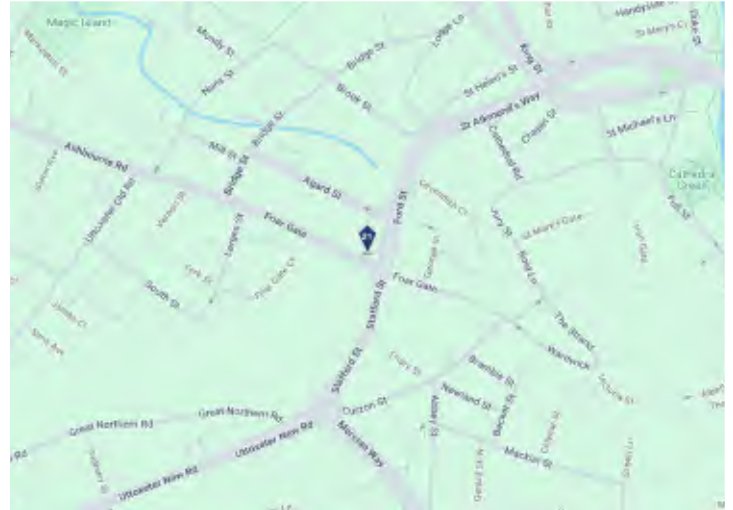
Amenities

- Accent Lighting
- Air Conditioning
- Air Conditioning
- Air Conditioning
- Bus Route
- Commuter Rail
- Recessed Lighting
- null



28 Friar Gate

Derby DE1 1BX (Derbyshire County) - Derby Central Submarket



Sale Summary

Sold	04/03/2024	Built	1783
Sale Price	£230,000 (£145.48/Sq ft)	Land Area	0.05 ac/2,110 Sq ft
NIA (% Leased)	1,581 Sq ft (100%)	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	6679020

Contacts

Type	Name	Location	Phone
Recorded Buyer	Homely Homes	-	-
Buyer Agent	None on the deal	-	-
Listing Agent	Omeeto Ltd	Beeston, GBR NG9 2NH	01332 840328
Contacts	Chris Wright 07471 072799		

Transaction Details

Sale Date	04/03/2024	Sale Type	Investment
Sale Price	£230,000 (£145.48/Sq ft)	Hold Period	20+ Years
Land Price	£4,748,829/ac (£109.02/Sq ft)		
Parcel Number	DY52653		

Transaction Notes

The freehold interest of this 1,581 square foot office/residential building sold to Homely Homes for £230,000. The property was fully occupied at the time of the sale.

The property was on the market for four months, with an initial asking price of £230,000.

The information in the comparable has been verified by the seller's agent.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
04/03/2024	£230,000 (£145.48/Sq ft)	Investment	Homely Homes	-



28 Friar Gate

Derby DE1 1BX (Derbyshire County) - Derby Central Submarket



Office

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Greenborough Management Ltd	GRND	685	-	May 2012	-

Showing 1 of 1 Tenants

Property Details

Location	CBD	Typical Floor	527 Sq ft
Tenancy	Single	Building Class	B
Owner Occupied	No	Construction	Masonry
Floors	3	Plot ratio	0.75
Parking Spaces	1.27/1,000 Sq ft; 2 Surface Spaces		

Amenities

- 24 Hour Access
- Bus Route
- Controlled Access
- Storage Space
- Storage Space



Sale Summary

Sold	09/01/2024	Built	2003
Sale Price	£2,050,000 (£113.89/Sq ft)	Land Area	0.95 ac/41,382 Sq ft
NIA (% Leased)	18,000 Sq ft (33.0%)	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	6649629

Contacts

Type	Name	Location	Phone
Actual Buyer	Staton Young Holdings Limited	Derby, GBR DE1 2BU	01332 477700
Actual Seller	Custodian Property Income REIT	Leicester, GBR LE1 6TE	0116 240 8740
Listing Agent	None on the deal	-	-

Transaction Details

Sale Date	09/01/2024	Hold Period	20+ Years
Sale Price	£2,050,000 (£113.89/Sq ft)	Recording Date	11/01/2024
Land Price	£2,157,895/ac (£49.54/Sq ft)	Document Number	DY338373
Sale Type	Investment		
Parcel Number	DY338373, DY579583, DY593154, DY593247		

Transaction Notes

Custodian Property Income REIT plc has sold the freehold interest of this 16,869 square feet office building to Staton Young Holdings Limited for £2,050,000. 33% of the property was occupied at the time of sale.

The seller was motivated to divest the property as there were limited opportunities for further rental growth and felt that it was the right time to sell.

The property sold 36% ahead of its 30 September 2023 valuation.

All information in this comparable has been verified by the seller.



1 Pride PI - Pride Park

Derby DE24 8QR (Derbyshire County) - Derby Central Submarket



Office

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
09/01/2024	£2,050,000 (£113.89/Sq ft)	Investment	Staton Young Holdings Limited	Custodian Property Income REIT

Property Details

Centre	Pride Park	Typical Floor	6,000 Sq ft
Location	CBD	Building Class	B
Tenancy	Multi	Construction	Masonry
Owner Occupied	No	Plot ratio	0.43
Floors	3		
Parking Spaces	3.61/1,000 Sq ft; 65 Surface Spaces		

Amenities

• Air Conditioning • Reception • Security System	• Air Conditioning • Reception • Signage	• Air Conditioning • Security System	• Bus Route • Security System
--	--	--	---



1-29 Brunel Pky - Pride Park

Derby DE24 8HR (Derbyshire County) - Derby Central Submarket



Office Condo



Sale Summary

Unit	1, GRND Floor	Built	2006
Pending	288 Days on Market	Asking Price	£350,000 (£169.99/Sq ft)
Unit Size	2,059 Sq ft	Parcel Numbers	DY397509 +14

Contacts

Type	Name	Location	Phone
Listing Agent	Salloway Property Consultants Limited	Derby, GBR DE24 8AJ	01332 298000
Contacts	Chris Keogh 07377 135765, William Speed 01332 298000		

Transaction Details

Sale Type	Investment
-----------	------------

Transaction Notes

Freehold investment, let on a floor-by-floor basis. Offers in the region of £350,000

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
30/08/2024	£220,000 (£163.81/Sq ft)	Owner User	Minster Cleaning Services	Orderly Limited
28/10/2016	£225,000 (£110.84/Sq ft)	2 Unit Portfolio	Citygate Properties (Derby) Ltd	Corporate & Professional Pensions Ltd
06/02/2015	£165,000 (£133.28/Sq ft)	2 Unit Portfolio	-	-
02/07/2012	Not Disclosed	Owner User	-	-
23/03/2012	Not Disclosed	Owner User	-	-

Tenants

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Ferrari	Unk	21,000	-	Aug 2025	-
Creative Busines Solutions Ltd	GRND-1	2,057	-	Mar 2026	Mar 2033



1-29 Brunel Pky - Pride Park

Derby DE24 8HR (Derbyshire County) - Derby Central Submarket



Office Condo

Tenants (Continued)

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Silktide	GRND-1	2,050	6	Mar 2020	-
J D R Business Coaches Limited	GRND-1	2,040	15	Jun 2012	May 2015
Elegance Bridalwear	GRND-1	2,039	-	Aug 2024	Aug 2029

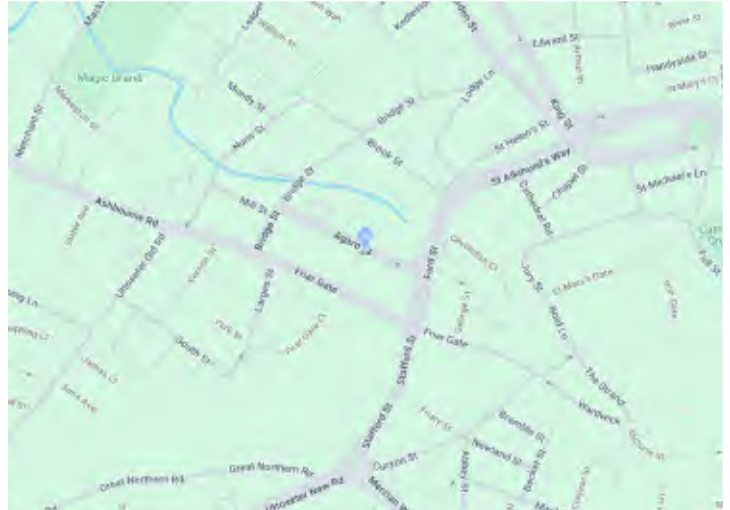
Showing 5 of 22 Tenants

Property Details

Centre	Pride Park	Typical Floor	14,773 Sq ft
Location	CBD	Building Class	B
Tenancy	Multi	Construction	Masonry
Owner Occupied	No	Plot ratio	0.74
Floors	2		
Parking Spaces	2.37/1,000 Sq ft; 70 Surface Spaces; Covered Spaces Available		

Amenities

- | | | | |
|---------------------|--------------------|--------------------|--------------------|
| • 24 Hour Access | • Air Conditioning | • Air Conditioning | • Air Conditioning |
| • Controlled Access | • Signage | • Smoke Detector | • Smoke Detector |
| • Storage Space | • Storage Space | | |



Sale Summary

Pending	474 Days on Market	Built	1895
Asking Price	£300,000 (£206.75/Sq ft)	Parcel Numbers	DY165603
NIA	1,451 Sq ft		

Contacts

Type	Name	Location	Phone
Listing Agent	Innes England Ltd	Derby, GBR DE24 8JN	01332 362244
Contacts	Nick Hosking 07855 423458, Debbie Thompson 07974 663063		

Transaction Details

Sale Type	Owner User
Parcel Number	DY165603

Transaction Notes

The property comprises a detached office building of traditional brick construction under a pitched tiled roof. The ground provides a reception, office, training room along with kitchen and w.c. facilities. The first floor provides 3 individual offices and a large open plan office. The premises are fitted to a good standard including double glazing, perimeter data cabling and electric heating. There is on-site parking for 4-5 cars off Agard Street.

The property is available freehold with vacant possession.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
01/04/2007	Not Disclosed	Owner User	-	-

Tenants

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Inspirative Arts	GRND-1	1,451	-	Nov 2022	Nov 2027
First Step	GRND-1	1,450	9	-	-

Showing 2 of 2 Tenants



Property Details

Location	CBD	Typical Floor	725 Sq ft
Tenancy	Single	Building Class	B
Owner Occupied	No	Construction	Masonry
Floors	2		
Parking Spaces	5.51/1,000 Sq ft; 8 Surface Spaces		

Amenities

- 24 Hour Access
- Accent Lighting
- Bus Route
- Roller Shutters
- Storage Space
- Storage Space



Uttoxeter Old Rd

Derby DE1 1NH (Derbyshire County) - Derby Central Submarket



Office



Sale Summary

Pending	520 Days on Market	Land Area	0.93 ac/40,480 Sq ft
Asking Price	Not Disclosed	Parcel Numbers	DY203667
NIA (% Leased)	16,518 Sq ft (100%)	Sale Conditions	Redevelopment Project
Built	1980		

Contacts

Type	Name	Location	Phone
Listing Agent	Innes England Ltd	Derby, GBR DE24 8JN	01332 362244
Contacts	Debbie Thompson 07974 663063, Nick Hosking 07855 423458		

Transaction Details

Sale Type	Investment
Sale Conditions	Redevelopment Project
Parcel Number	DY203667

Transaction Notes

Outline planning was granted on the 26th April 2024 under application 22.00342/OUT for the Demolition of three office buildings and residential development (up to 89 apartments). Indicative plans provide for the following:- 1 bed units x 40 2 bed units x 49 Total Car Parking Spaces x 38 Full details an indicative plans are available on request or via Derby City online planning register. Tenure The property is to be sold freehold with vacant possession Price Freehold price on application

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
15/09/2020	£1,100,000 (£28.76/Sq ft)	2 Property Portfolio	TTG Global Group Limited	Simoco Wireless Solutions Limited

Tenants

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
TTG Global Group Limited	GRND-2	16,518	-	Sept 2020	-





Tenants (Continued)

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Showing 1 of 1 Tenants					

Property Details

Location	CBD	Typical Floor	5,506 Sq ft
Tenancy	Single	Building Class	C
Owner Occupied	Yes	Construction	Masonry
Floors	3	Plot ratio	0.41
Parking Spaces	Surface Spaces Available		

Amenities

- | | | | |
|-----------------|------------------|------------------|-----------------|
| • Courtyard | • Smoke Detector | • Smoke Detector | • Storage Space |
| • Storage Space | | | |

Appendix 3 – Leasehold Transactions: Industrial



Map, Summary, and List of Comps



Lease Activity Summary Statistics

Rent Attributes	Deals	Low	Average	Median	High
Asking Rent per Sq ft	40	£3.68	£8.55	£8.50	£15.18
Achieved Rent per Sq ft	26	£3.22	£8.66	£8.68	£12.20
Effective Rent per Sq ft	3	£6.53	£9.31	£7.67	£13.74
Asking Rent Discount	9	-0.1%	2.2%	0.0%	12.5%
Improvement Allowance per Sq ft	-	-	-	-	-
Months Free Rent	5	2.0	4.0	3.0	6.0
Lease Attributes	Deals	Low	Average	Median	High
Months on Market	47	0	15	12	65
Lease Size	60	1,088 Sq ft	5,413 Sq ft	3,557 Sq ft	27,618 Sq ft
Term	25	3.0	5.8	5.0	10.0
Floor	60	GRND	GRND	GRND	MEZZ

Lease Activity List

	Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	Sq ft Leased	Rent
1	Dunstall Park	★★★★☆	GRND, MEZZ	Industrial	April 2026	Direct	2,284	£9.63/Sq ft FRI Asking

Lease Activity List (Continued)

	Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	Sq ft Leased	Rent
2	Shaftesbury St	★★★★☆	GRND-1	Industrial	March 2026	Direct	3,660	£7.80/Sq ft FRI Achieved
3	Aspen Dr	★★★★☆	GRND-1	Industrial	March 2026	Direct	5,440	£3.22/Sq ft FRI Achieved
4	Zul Ltd Shaftesbury St S	★★★★☆	GRND-1	Light industrial	March 2026	Direct	4,470	£6.53/Sq ft FRI Effective
5	Riverside Park Belmore Way	★★★★☆	GRND-1, MEZZ	Industrial	March 2026	Direct	9,910	£7.57/Sq ft FRI Asking
6	10 Enterprise Way & Stores Road	★★★★☆	GRND-1	Industrial	March 2026	Direct	6,383	£8.50/Sq ft FRI Achieved
7	Units 1,2 2 Parcel Ter	★★★★☆	GRND	Light industrial	March 2026	Direct	1,376	£8.72/Sq ft FRI Asking
8	Ascot Dr	★★★★☆	GRND	Industrial	February 2026	Assignment	5,814	£9.50/Sq ft Achieved
9	Clifford House 30-36 Longbridge Ln	★★★★☆	GRND-1	Industrial	February 2026	Direct	2,902	£7.93/Sq ft FRI Achieved
10	Unit 5 Raynesway	★★★★☆	GRND	Industrial	February 2026	Direct	9,300	-
11	Dunstall Park	★★★★☆	GRND	Industrial	January 2026	Direct	1,959	£10.72/Sq ft FRI Asking
12	Merlin Park Osmaston Rd	★★★★☆	GRND	Industrial	January 2026	Direct	4,069	£9.77/Sq ft FRI Achieved
13	Merlin Park Osmaston Rd	★★★★☆	GRND	Industrial	January 2026	Direct	2,713	£9.77/Sq ft FRI Achieved
14	Royal Scot Rd	★★★★☆	GRND-1	Light industrial	January 2026	Direct	1,512	£13.74/Sq ft FRI Effective
15	Travall Gosforth Rd	★★★★☆	GRND	Industrial	January 2026	Direct	12,245	£5.73/Sq ft FRI Asking
16	Millennium Business Centre Millennium Way	★★★★☆	GRND	Industrial	January 2026	Direct	2,400	£10.00/Sq ft Achieved
17	9 Downing Rd	★★★★☆	GRND-1	Industrial	December 2025	Direct	19,947	£6.27/Sq ft FRI Asking
18	Merlin Park Osmaston Rd	★★★★☆	GRND	Industrial	December 2025	Direct	2,713	£9.77/Sq ft Asking
19	Merlin Park Osmaston Rd	★★★★☆	GRND	Industrial	December 2025	Direct	2,713	£9.77/Sq ft Asking
20	Sawley Court Nottingham Rd	★★★★☆	GRND	Industrial	December 2025	Direct	1,235	£12.00/Sq ft FRI Achieved
21	Bemrose Park Wayzgoose Dr	★★★★☆	GRND	Industrial	November 2025	Direct	16,517	£5.68/Sq ft FRI Asking
22	Merlin Park Osmaston Rd	★★★★☆	GRND	Industrial	November 2025	Direct	2,713	£9.77/Sq ft FRI Asking
23	Nottingham Rd & Chequers Lane	★★★★☆	GRND	Industrial	November 2025	Direct	2,372	£15.18/Sq ft FRI Asking
24	Cranmer Rd	★★★★☆	GRND	Industrial	October 2025	Direct	5,010	£7.67/Sq ft FRI Effective
25	Riverside Ct	★★★★☆	GRND-1, MEZZ	Industrial	October 2025	Direct	15,665	£7.66/Sq ft FRI Achieved
26	24-28 Alfreton Rd	★★★★☆	GRND	Industrial	September 2025	Direct	5,810	£8.87/Sq ft Achieved
27	Mansfield Rd	★★★★☆	GRND, MEZZ	Industrial	September 2025	Direct	4,958	£6.54/Sq ft Asking

Lease Activity List (Continued)

	 Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	Sq ft Leased	Rent
28	Pontefract St	★★★★☆	GRND	Industrial	September 2025	Direct	8,250	£6.06/Sq ft Asking
29	Clifford House 30-36 Longbridge Ln	★★★★☆	GRND	Industrial	August 2025	Direct	2,974	£7.00/Sq ft Achieved
30	15 Jubilee Business Park	★★★★☆	GRND	Industrial	August 2025	Direct	9,088	£8.00/Sq ft Asking
31	15 Jubilee Business Park	★★★★☆	1	Industrial	August 2025	Direct	2,198	£8.00/Sq ft Asking
32	Merlin Park 21-23 Cotton Ln	★★★★☆	GRND	Industrial	August 2025	Direct	2,583	£11.82/Sq ft FRI Achieved
33	Clifford House 30-36 Longbridge Ln	★★★★☆	GRND	Industrial	August 2025	Direct	2,973	£7.23/Sq ft Asking
34	Bridge Works Alfreton Rd	★★★★☆	GRND, MEZZ	Industrial	August 2025	Direct	3,454	£7.24/Sq ft FRI Achieved
35	Merlin Park Osmaston Rd	★★★★☆	GRND	Industrial	August 2025	Direct	2,583	-
36	Ascot Dr	★★★★☆	GRND	Industrial	July 2025	Direct	5,039	£7.54/Sq ft Asking
37	Merlin Park Osmaston Rd	★★★★☆	GRND	Industrial	July 2025	Direct	2,716	£9.77/Sq ft Asking
38	Merlin Park Osmaston Rd	★★★★☆	GRND	Industrial	July 2025	Direct	2,713	£9.77/Sq ft Asking
39	Merlin Park Osmaston Road	★★★★☆	GRND	Industrial	July 2025	Direct	2,713	£9.77/Sq ft FRI Achieved
40	Merlin Park Osmaston Rd	★★★★☆	GRND	Industrial	May 2025	Direct	2,713	£9.77/Sq ft Asking
41	Unit 500, City Gate Business Park	★★★★☆	1	Industrial	May 2025	Direct	10,439	-
42	Eagle Park Alfreton Rd	★★★★☆	GRND	Industrial	April 2025	Direct	4,535	£8.75/Sq ft Asking
43	Alfreton Rd	★★★★☆	GRND	Industrial	April 2025	Direct	2,276	£9.99/Sq ft Asking
44	3-5A Darley Abbey Mills	★★★★☆	GRND	Industrial	April 2025	Direct	1,088	£11.03/Sq ft FRI Achieved
45	Northcliffe House Meadow Rd	★★★★☆	GRND	Light industrial	April 2025	Direct	1,282	£11.70/Sq ft Asking
46	Wyvern Way	★★★★☆	GRND	Industrial	March 2025	Direct	27,618	-
47	Alfreton Rd	★★★★☆	GRND, MEZZ	Industrial	March 2025	Direct	3,750	£6.67/Sq ft Asking
48	Units 1-2 Ascot Dr	★★★★☆	GRND-1	Industrial	March 2025	Direct	13,104	£7.25/Sq ft FRI Achieved
49	11 Downing Rd	★★★★☆	GRND	Industrial	March 2025	Direct	2,511	£9.56/Sq ft Achieved
50	Raynesway Park Dr	★★★★☆	GRND	Industrial	March 2025	Direct	9,737	£7.36/Sq ft FRI Achieved
51	4-5 Litchurch Ln	★★★★☆	GRND	Industrial	March 2025	Direct	7,987	£4.82/Sq ft Asking
52	Stores Rd	★★★★☆	GRND	Industrial	February 2025	Direct	1,713	£11.53/Sq ft FRI Achieved
53	Cranmer Rd	★★★★☆	GRND-1, MEZZ	Industrial	February 2025	Direct	4,216	£5.57/Sq ft Asking
54	17 Enterprise Way	★★★★☆	GRND-1	Industrial	February 2025	Assignment	5,651	-

Lease Activity List (Continued)

	 Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	Sq ft Leased	Rent
55	Merlin Park Osmaston Rd	★★★★☆☆	GRND	Industrial	February 2025	Direct	2,713	-
56	Exchange Point Osmaston Park Rd	★★★★☆☆	GRND	Industrial	January 2025	Direct	6,655	£8.50/Sq ft Asking
57	116-118 Peet St	★★★★☆☆	GRND	Industrial	January 2025	Direct	4,013	£4.00/Sq ft Achieved
58	Parcel Ter	★★★★☆☆	GRND	Industrial	January 2025	Direct	5,121	£7.52/Sq ft FRI Achieved
59	Units 6-9 Parcel Ter	★★★★☆☆	GRND	Industrial	January 2025	Direct	2,195	£7.52/Sq ft Asking
60	34-36 Royal Scot Rd	★★★★☆☆	GRND-1	Light industrial	January 2025	Direct	2,089	£9.57/Sq ft FRI Achieved



2,284 Sq ft Direct Lease • £9.63/Sq ft FRI Asking Rent

Dunstall Park, Derby DE24 8HJ

Industrial Space

Lease Summary

Size Leased (% of Building)	2,284 Sq ft (14.6%)
Signed	1 April 2026
Asking Rent (Annual)	£9.63/Sq ft/Year (£21,995)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Commencement	1 April 2026
Floor/Suite	GRND, MEZZ



Lease Details

Move In	1 May 2026	Space Use	Industrial
Use Class	B2 (General Industrial)	EPC Rating	A

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
P GRND	Unit 28	1,959	£9.63/Sq ft/Year FRI	2 Months 13 Days	-
E MEZZ	Unit 28	325	£9.63/Sq ft/Year FRI	2 Months 13 Days	-

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	William Speed 01332 298000, Hugo Beresford 07976 382850		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2022
Size	15,672 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Core
Location Type	Suburban		
Parking Spaces	Surface Spaces Available		



2,284 Sq ft Direct Lease • £9.63/Sq ft FRI Asking Rent

Dunstall Park, Derby DE24 8HJ

Industrial Space

Market Conditions

Vacancy Rates	2026 Q2		YOY	Market Asking Rent per Area	2026 Q2		YOY
Subject Property	14.6%	↑	14.6%	Subject Property	£11.50/Sq ft	↑	2.0%
Submarket 2-4 Star	2.7%	↑	0.1%	Submarket 2-4 Star	£8.13/Sq ft	↑	1.9%
Market Overall	5.1%	↑	0.4%	Market Overall	£7.69/Sq ft	↑	2.0%
Submarket Leasing Activity	2026 Q2		YOY	Submarket Sales Activity	Current		Prev Year
12 Month Leased	249,502 Sq ft	↓	-17.4%	12 Month Sales Volume	£5.61m		£108.58m
Months on Market	7.1	↓	-4 mo	Market Sale Price Per Area	£87/Sq ft		£84/Sq ft



3,660 Sq ft Direct Lease • £7.80/Sq ft FRI Achieved Rent

Shaftesbury St, Derby DE23 8YB

Industrial Space

Lease Summary

Size Leased (% of Building)	3,660 Sq ft (33.8%)
Signed	18 March 2026
Achieved Rent (Annual)	£7.80/Sq ft/Year (£28,548)
Service Type	Fully Repairing and Insuring
Rent Free	2 Months At Start
Business Rates (Annual)	£6.83/Sq ft/Year (£25,000)
Lease Type	Direct, New Lease
Term	3 Years
Commencement	18 March 2026
Tenant	Golden Eagle Furniture Ltd
Floor/Suite	GRND-1
Landlord	TPG Europe, LLP, M&G



Lease Details

Move In	18 March 2026	Expiry	17 March 2029
Space Use	Industrial	Use Class	E (Commercial, Business and Service)
EPC Rating	C		
Rent Review	17 March 2029		
Termination	17 March 2029		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
P GRND	Unit 7	2,976	Withheld FRI	4 Years 2 Months	-
P 1st	Unit 7	684	Withheld FRI	4 Years 2 Months	-

Contacts

Type	Company	Location	Phone
Leasing Company	FHP Property Consultants	Derby, DBY	01332 343222
Contacts	Corbin Archer 01332 343222, Harry Gamble 01332 343222		
Leasing Company	Commercial Property Partners LLP	Nottingham, NTT	0115 896 6611
Contacts	Sean Bremner 0115 896 6611		

Building Overview

CoStar Rating	★ ★ ☆ ☆ ☆	Type	Warehouse
Building Class	C	Built	1990
Size	10,832 Sq ft	Tenancy	Multi
Last Sale	Dec 2024	Market	Derby
Submarket	Derby Core	Location Type	Suburban
Parking Spaces	1.35/1,000 Sq ft; 28 Surface Spaces; Covered Spaces Available		



3,660 Sq ft Direct Lease • £7.80/Sq ft FRI Achieved Rent

Shaftesbury St, Derby DE23 8YB

Industrial Space

Market Conditions

Vacancy Rates	2026 Q1	YOY	Market Asking Rent per Area	2026 Q1	YOY
Subject Property	0.0%	↓ -35.7%	Subject Property	£7.68/Sq ft	↑ 3.1%
Submarket 1-3 Star	1.9%	↑ 0.3%	Submarket 1-3 Star	£8.13/Sq ft	↑ 1.9%
Market Overall	5.5%	↑ 0.7%	Market Overall	£7.69/Sq ft	↑ 2.0%

Submarket Leasing Activity	2026 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	258,266 Sq ft	↓ -65.3%	12 Month Sales Volume	£5.61m	£108.75m
Months on Market	6.0	↓ -3.4 mo	Market Sale Price Per Area	£108/Sq ft	£120/Sq ft



5,440 Sq ft Direct Lease • £3.22/Sq ft FRI Achieved Rent

Aspen Dr, Derby DE21 7SG

Industrial Space

Lease Summary

Size Leased (% of Building)	5,440 Sq ft (52.7%)
Signed	16 March 2026
Achieved Rent (Annual)	£3.22/Sq ft/Year (£17,517)
Asking Rent (Annual)	£3.68/Sq ft/Year (£20,019)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	5 Years
Commencement	16 March 2026
Tenant	Advanced Resin Technologies (International) Ltd
Floor/Suite	GRND-1



Lease Details

Move In	16 March 2026	Expiry	15 March 2031
Space Use	Industrial	Use Class	B8 (Storage and Distribution)

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
P GRND	Unit 2b	2,720	£3.68/Sq ft/Year	1 Year	-
P 1st	Unit 2b	2,720	£3.68/Sq ft/Year	1 Year	-

Contacts

Type	Company	Location	Phone
Leasing Company	FHP Property Consultants	Derby, DBY	01332 343222
Contacts	Corbin Archer 01332 343222, Harry Gamble 01332 343222		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	C	Built	1940
Size	10,329 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Core
Location Type	Suburban		
Parking Spaces	0.48/1,000 Sq ft; 5 Surface Spaces		



5,440 Sq ft Direct Lease • £3.22/Sq ft FRI Achieved Rent

Aspen Dr, Derby DE21 7SG

Industrial Space

Market Conditions

Vacancy Rates	2026 Q1	YOY	Market Asking Rent per Area	2026 Q1	YOY
Subject Property	0.0%	↓ -52.7%	Subject Property	£4.40/Sq ft	↑ 2.8%
Submarket 1-3 Star	1.9%	↑ 0.3%	Submarket 1-3 Star	£8.13/Sq ft	↑ 1.9%
Market Overall	5.5%	↑ 0.7%	Market Overall	£7.69/Sq ft	↑ 2.0%

Submarket Leasing Activity	2026 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	258,266 Sq ft	↓ -65.3%	12 Month Sales Volume	£5.61m	£108.75m
Months on Market	6.0	↓ -3.4 mo	Market Sale Price Per Area	£108/Sq ft	£120/Sq ft



4,470 Sq ft Direct Lease • £6.53/Sq ft FRI Net Effective Rent

Zul Ltd • Shaftesbury St S, Derby DE23 8YH

Light industrial Space

Lease Summary

Size Leased (% of Building)	4,470 Sq ft (100%)
Signed	13 March 2026
Effective Rent (Annual)	£6.53/Sq ft/Year (£29,199)
Achieved Rent (Annual)	£6.20/Sq ft/Year (£27,714)
Asking Rent (Annual)	£6.60/Sq ft/Year (£29,502)
Service Type	Fully Repairing and Insuring
Business Rates (Annual)	£2.90/Sq ft/Year (£12,985)
Escalation	£0.40 Annual
Lease Type	Direct, New Lease
Term	7 Years
Commencement	13 March 2026
Tenant	Ideal Flooring Limited
Floor/Suite	GRND-1



Lease Details

Move In	13 March 2026	Expiry	12 March 2033
Space Use	Light industrial	Use Class	E (Commercial, Business and Service)
Rent Review	13 March 2031 (Market)		
Termination	None		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
E GRND	-	2,846	£6.60/Sq ft/Year FRI	2 Months 25 Days	-
E 1st	-	1,624	£6.60/Sq ft/Year FRI	2 Months 25 Days	-

Contacts

Type	Company	Location	Phone
Leasing Company	BB&J Commercial	Derby, DBY	01332 292825
Contacts	Cameron Godfrey 01332 292825		

Building Overview

CoStar Rating	★ ★ ☆ ☆ ☆	Type	Light Manufacturing
Building Class	C	Built	1970
Size	4,470 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Core
Location Type	Suburban		
Parking Spaces	0.45/1,000 Sq ft; 2 Surface Spaces		



4,470 Sq ft Direct Lease • £6.53/Sq ft FRI Net Effective Rent

Zul Ltd • Shaftesbury St S, Derby DE23 8YH

Light industrial Space

Market Conditions

Vacancy Rates	2026 Q1	YOY	Market Asking Rent per Area	2026 Q1	YOY
Subject Property	0.0%		Subject Property	£6.69/Sq ft	↑ 1.7%
Submarket 1-3 Star	4.1%	↑ 0.6%	Submarket 1-3 Star	£7.64/Sq ft	↑ 1.9%
Market Overall	5.5%	↑ 0.7%	Market Overall	£7.69/Sq ft	↑ 2.0%

Submarket Leasing Activity	2026 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	695,426 Sq ft	↑ 71.5%	12 Month Sales Volume	£10.52m	£29.31m
Months on Market	3.2	↓ -6.7 mo	Market Sale Price Per Area	£95/Sq ft	£53/Sq ft



9,910 Sq ft Direct Lease • £7.57/Sq ft FRI Asking Rent

Riverside Park • Belmore Way, Derby DE21 7AZ

Industrial Space

Lease Summary

Size Leased (% of Building)	9,910 Sq ft (100%)
Signed	3 March 2026
Asking Rent (Annual)	£7.57/Sq ft/Year (£75,019)
Service Type	Fully Repairing and Insuring
Business Rates (Annual)	£9.45/Sq ft/Year (£93,696)
Lease Type	Direct, New Lease
Commencement	2 April 2026
Floor/Suite	GRND-1, MEZZ



Lease Details

Move In	2 April 2026	Space Use	Industrial
Use Class	B8 (Storage and Distribution)		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
E GRND	-	7,832	£7.57/Sq ft/Year FRI	1 Year 5 Months	-
E 1st	-	1,336	£7.57/Sq ft/Year FRI	1 Year 5 Months	-
E MEZZ	-	742	£7.57/Sq ft/Year FRI	1 Year 5 Months	-

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Chris Keogh 01332 298000, Hugo Beresford 07976 382850		

Building Overview

CoStar Rating	★★★★☆	Type	Service
Building Class	B	Built	2015
Size	9,910 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Core
Location Type	Suburban		
Parking Spaces	Surface Spaces Available		



Market Conditions

Vacancy Rates	2026 Q1	YOY	Market Asking Rent per Area	2026 Q1	YOY
Subject Property	100.0%	0.0%	Subject Property	£7.57/Sq ft	0.0%
Submarket 2-4 Star	2.8%	↑ 0.1%	Submarket 2-4 Star	£8.13/Sq ft	↑ 1.9%
Market Overall	5.5%	↑ 0.7%	Market Overall	£7.69/Sq ft	↑ 2.0%

Submarket Leasing Activity	2026 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	258,266 Sq ft	↓ -65.3%	12 Month Sales Volume	£5.27m	£108.75m
Months on Market	6.0	↓ -3.4 mo	Market Sale Price Per Area	£110/Sq ft	£120/Sq ft



6,383 Sq ft Direct Lease • £8.50/Sq ft FRI Achieved Rent

10 Enterprise Way & Stores Road, Derby DE21 4BB

Industrial Space

Lease Summary

Size Leased (% of Building)	6,383 Sq ft (100%)
Signed	2 March 2026
Achieved Rent (Annual)	£8.50/Sq ft/Year (£54,256)
Asking Rent (Annual)	£8.49/Sq ft/Year (£54,192)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	3 Years
Commencement	2 March 2026
Tenant	Total Engineering Asset Management Ltd
Floor/Suite	GRND-1



Lease Details

Move In	2 March 2026	Expiry	1 March 2029
Space Use	Industrial	Use Class	B2 (General Industrial)

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
E GRND	10	5,242	£8.49/Sq ft/Year	8 Months 21 Days	-
E 1st	10	1,141	£8.49/Sq ft/Year	8 Months 21 Days	-

Contacts

Type	Company	Location	Phone
Leasing Company	FHP Property Consultants	Derby, DBY	01332 343222
Contacts	Darran Severn 07917 460031, Corbin Archer 01332 343222		

Building Overview

CoStar Rating	★★★★☆	Type	Service
Building Class	B	Built	1980
Size	6,383 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Core
Location Type	CBD		
Parking Spaces	1.88/1,000 Sq ft; 12 Surface Spaces		



6,383 Sq ft Direct Lease • £8.50/Sq ft FRI Achieved Rent

10 Enterprise Way & Stores Road, Derby DE21 4BB

Industrial Space

Market Conditions

Vacancy Rates	2026 Q1	YOY	Market Asking Rent per Area	2026 Q1	YOY
Subject Property	0.0%		Subject Property	£8.52/Sq ft	↑ 0.2%
Submarket 1-3 Star	1.9%	↑ 0.3%	Submarket 1-3 Star	£8.13/Sq ft	↑ 1.9%
Market Overall	5.5%	↑ 0.7%	Market Overall	£7.69/Sq ft	↑ 2.0%

Submarket Leasing Activity	2026 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	258,266 Sq ft	↓ -65.3%	12 Month Sales Volume	£5.27m	£108.75m
Months on Market	6.0	↓ -3.4 mo	Market Sale Price Per Area	£110/Sq ft	£120/Sq ft



1,376 Sq ft Direct Lease • £8.72/Sq ft FRI Asking Rent

Units 1,2 • 2 Parcel Ter, Derby DE1 1LQ

Light industrial Space

Lease Summary

Size Leased (% of Building)	1,376 Sq ft (43.8%)
Signed	2 March 2026
Asking Rent (Annual)	£8.72/Sq ft/Year (£11,999)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Commencement	2 April 2026
Floor/Suite	GRND



Lease Details

Move In	2 April 2026	Space Use	Light industrial
Use Class	B2 (General Industrial)	EPC Rating	D

Listed Space Summary

Asking Rent	£8.72/Sq ft/Year	Time On Market	4 Months 2 Days
Time Vacant	5 Months 4 Days	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	William Speed 01332 298000, Hugo Beresford 07976 382850		

Building Overview

CoStar Rating	★ ★ ☆ ☆ ☆	Type	Light Manufacturing
Building Class	C	Built	1950
Size	3,144 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Core
Location Type	Suburban		
Parking Spaces	2.22/1,000 Sq ft; 7 Surface Spaces		



1,376 Sq ft Direct Lease • £8.72/Sq ft FRI Asking Rent

Units 1,2 • 2 Parcel Ter, Derby DE1 1LQ

Light industrial Space

Market Conditions

Vacancy Rates	2026 Q1		YOY	Market Asking Rent per Area	2026 Q1		YOY
Subject Property	43.8%	↑	43.8%	Subject Property	£8.72/Sq ft	↑	0.3%
Submarket 1-3 Star	4.1%	↑	0.6%	Submarket 1-3 Star	£7.64/Sq ft	↑	1.9%
Market Overall	5.5%	↑	0.7%	Market Overall	£7.69/Sq ft	↑	2.0%
Submarket Leasing Activity	2026 Q1		YOY	Submarket Sales Activity	Current		Prev Year
12 Month Leased	695,426 Sq ft	↑	71.5%	12 Month Sales Volume	£10.18m		£29.31m
Months on Market	3.2	↓	-6.7 mo	Market Sale Price Per Area	£96/Sq ft		£53/Sq ft

Lease Summary

Size Leased (% of Building)	5,814 Sq ft (28.8%)
Signed	23 February 2026
Achieved Rent (Annual)	£9.50/Sq ft/Year (£55,233)
Asking Rent (Annual)	£9.50/Sq ft/Year (£55,233)
Rent Free	3 Months At Start
Lease Type	Assignment, New Lease
Term	7 Years
Commencement	23 February 2026
Tenant	Lincs Electrical Wholesalers LTD
Floor/Suite	GRND, Unit 7-8
Landlord	Jb Trustees Limited



Lease Details

Move In	23 February 2026	Expiry	23 February 2033
Space Use	Industrial	Use Class	B8 (Storage and Distribution)
EPC Rating	B		
Rent Review	23 March 2031		

Listed Space Summary

Asking Rent	£9.50/Sq ft/Year	Time On Market	6 Months 16 Days
Time Vacant	6 Months 19 Days	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	FHP Property Consultants	Derby, DBY	01332 343222
Contacts	Corbin Archer 01332 343222, Darran Severn 07917 460031		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	1991
Size	20,187 Sq ft	Tenancy	Multi
Last Sale	Apr 2007 • £440,000 (£21.80/Sq ft)	Market	Derby
Submarket	Derby Core	Location Type	Suburban
Parking Spaces	Surface Spaces Available		



5,814 Sq ft Assignment Lease • £9.50/Sq ft Achieved Rent

Ascot Dr, Derby DE24 8NW

Industrial Space

Market Conditions

Vacancy Rates	2026 Q1	YOY	Market Asking Rent per Area	2026 Q1	YOY
Subject Property	0.0%	0.0%	Subject Property	£9.94/Sq ft	↑ 5.0%
Submarket 2-4 Star	2.8%	↑ 0.1%	Submarket 2-4 Star	£8.13/Sq ft	↑ 1.9%
Market Overall	5.5%	↑ 0.7%	Market Overall	£7.69/Sq ft	↑ 2.0%

Submarket Leasing Activity	2026 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	258,266 Sq ft	↓ -65.3%	12 Month Sales Volume	£6.37m	£107.65m
Months on Market	6.0	↓ -3.4 mo	Market Sale Price Per Area	£83/Sq ft	£123/Sq ft



2,902 Sq ft Direct Lease • £7.93/Sq ft FRI Achieved Rent

Clifford House • 30-36 Longbridge Ln, Derby DE24 8UJ

Industrial Space

Lease Summary

Size Leased (% of Building)	2,902 Sq ft (30.8%)
Signed	19 February 2026
Achieved Rent (Annual)	£7.93/Sq ft/Year (£23,013)
Asking Rent (Annual)	£7.93/Sq ft/Year (£23,013)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	5 Years
Commencement	19 March 2026
Tenant	L&B Electrical Ltd
Floor/Suite	GRND-1



Lease Details

Move In	19 March 2026	Expiry	18 March 2031
Space Use	Industrial	Use Class	B2 (General Industrial)
EPC Rating	D		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
P GRND	Unit 30	2,014	£7.93/Sq ft/Year FRI	1 Month 7 Days	-
P 1st	Unit 30	888	£7.93/Sq ft/Year FRI	1 Month 7 Days	-

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Chris Keogh 01332 298000, William Speed 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Service
Building Class	B	Built	2007
Size	9,436 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Core
Parking Spaces	0.74/1,000 Sq ft; 7 Surface Spaces		



2,902 Sq ft Direct Lease • £7.93/Sq ft FRI Achieved Rent

Clifford House • 30-36 Longbridge Ln, Derby DE24 8UJ

Industrial Space

Market Conditions

Vacancy Rates	2026 Q1	YOY	Market Asking Rent per Area	2026 Q1	YOY
Subject Property	0.0%	↓ -43.9%	Subject Property	£8.17/Sq ft	↓ -2.9%
Submarket 2-4 Star	2.8%	↑ 0.1%	Submarket 2-4 Star	£8.13/Sq ft	↑ 1.9%
Market Overall	5.5%	↑ 0.7%	Market Overall	£7.69/Sq ft	↑ 2.0%

Submarket Leasing Activity	2026 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	258,266 Sq ft	↓ -65.3%	12 Month Sales Volume	£6.37m	£109.65m
Months on Market	6.0	↓ -3.4 mo	Market Sale Price Per Area	£83/Sq ft	£101/Sq ft



9,300 Sq ft Direct Lease

Unit 5 Raynesway, Derby DE21 7AY

Industrial Space

Lease Summary

Size Leased (% of Building)	9,300 Sq ft (100%)
Signed	6 February 2026
Lease Type	Direct, New Lease
Commencement	6 March 2026
Floor/Suite	GRND



Lease Details

Move In	6 March 2026	Space Use	Industrial
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Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Pam Lomas 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Service
Building Class	B	Built	2017
Size	9,300 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Core
Location Type	Suburban		
Parking Spaces	Surface Spaces Available		

Market Conditions

Vacancy Rates	2026 Q1	YOY	Market Asking Rent per Area	2026 Q1	YOY
Subject Property	0.0%	0.0%	Subject Property	£8.02/Sq ft	↑ 0.8%
Submarket 2-4 Star	2.8%	↑ 0.1%	Submarket 2-4 Star	£8.13/Sq ft	↑ 1.9%
Market Overall	5.5%	↑ 0.7%	Market Overall	£7.69/Sq ft	↑ 2.0%
Submarket Leasing Activity	2026 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	258,266 Sq ft	↓ -65.3%	12 Month Sales Volume	£6.37m	£164.65m
Months on Market	6.0	↓ -3.4 mo	Market Sale Price Per Area	£83/Sq ft	£104/Sq ft



1,959 Sq ft Direct Lease • £10.72/Sq ft FRI Asking Rent

Dunstall Park, Derby DE24 8HJ

Industrial Space

Lease Summary

Size Leased (% of Building)	1,959 Sq ft (12.5%)
Signed	30 January 2026
Asking Rent (Annual)	£10.72/Sq ft/Year (£21,000)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Commencement	27 February 2026
Floor/Suite	GRND



Lease Details

Move In	28 February 2026	Space Use	Industrial
Use Class	B2 (General Industrial)	EPC Rating	A

Listed Space Summary

Asking Rent	£10.72/Sq ft/Year	Time On Market	11 Days
Time Vacant	1 Month 9 Days	Unit Drive Ins	1
Condition	Average		

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	William Speed 01332 298000, Hugo Beresford 07976 382850		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2022
Size	15,672 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Core
Location Type	Suburban		
Parking Spaces	Surface Spaces Available		



1,959 Sq ft Direct Lease • £10.72/Sq ft FRI Asking Rent

Dunstall Park, Derby DE24 8HJ

Industrial Space

Market Conditions

Vacancy Rates	2026 Q1		YOY	Market Asking Rent per Area	2026 Q1		YOY
Subject Property	14.6%	↑	14.6%	Subject Property	£11.56/Sq ft	↑	3.2%
Submarket 2-4 Star	2.8%	↑	0.1%	Submarket 2-4 Star	£8.13/Sq ft	↑	1.9%
Market Overall	5.5%	↑	0.7%	Market Overall	£7.69/Sq ft	↑	2.0%
Submarket Leasing Activity	2026 Q1		YOY	Submarket Sales Activity	Current		Prev Year
12 Month Leased	258,266 Sq ft	↓	-65.3%	12 Month Sales Volume	£4.87m		£164.65m
Months on Market	6.0	↓	-3.4 mo	Market Sale Price Per Area	£85/Sq ft		£104/Sq ft



4,069 Sq ft Direct Lease • £9.77/Sq ft FRI Achieved Rent

Merlin Park • Osmaston Rd, Derby DE24 8GG

Industrial Space

Lease Summary

Size Leased (% of Building)	4,069 Sq ft (100%)
Signed	23 January 2026
Achieved Rent (Annual)	£9.77/Sq ft/Year (£39,754)
Asking Rent (Annual)	£9.77/Sq ft/Year (£39,754)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Commencement	26 March 2026
Floor/Suite	GRND
Landlord	Ivygrove Developments



Lease Details

Move In	26 March 2026	Space Use	Industrial
Use Class	B8 (Storage and Distribution)		

Listed Space Summary

Asking Rent	£9.77/Sq ft/Year	Time On Market	2 Years 10 Months
Time Vacant	7 Months 18 Days	Condition	Excellent

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	William Speed 01332 298000, Hugo Beresford 07976 382850		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2025
Size	4,069 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Core
Location Type	Suburban		

Market Conditions

Vacancy Rates	2026 Q1	YOY	Market Asking Rent per Area	2026 Q1	YOY
Subject Property	0.0%	-	Subject Property	£9.92/Sq ft	↑ 6.2%
Submarket 2-4 Star	2.8%	↑ 0.1%	Submarket 2-4 Star	£8.13/Sq ft	↑ 1.9%
Market Overall	5.5%	↑ 0.7%	Market Overall	£7.69/Sq ft	↑ 2.0%
Submarket Leasing Activity	2026 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	258,266 Sq ft	↓ -65.3%	12 Month Sales Volume	£4.73m	£164.65m
Months on Market	6.0	↓ -3.4 mo	Market Sale Price Per Area	£84/Sq ft	£104/Sq ft



2,713 Sq ft Direct Lease • £9.77/Sq ft FRI Achieved Rent

Merlin Park • Osmaston Rd, Derby DE24 8GG

Industrial Space

Lease Summary

Size Leased (% of Building)	2,713 Sq ft (100%)
Signed	23 January 2026
Achieved Rent (Annual)	£9.77/Sq ft/Year (£26,506)
Asking Rent (Annual)	£9.77/Sq ft/Year (£26,506)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Commencement	1 March 2026
Floor/Suite	GRND
Landlord	Ivygrove Developments



Lease Details

Move In	1 March 2026	Space Use	Industrial
Use Class	B8 (Storage and Distribution)		

Listed Space Summary

Asking Rent	£9.77/Sq ft/Year	Time On Market	2 Years 10 Months
Time Vacant	6 Months 20 Days	Condition	Excellent

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Hugo Beresford 07976 382850, William Speed 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2025
Size	2,713 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Core
Location Type	Suburban		

Market Conditions

Vacancy Rates	2026 Q1	YOY	Market Asking Rent per Area	2026 Q1	YOY
Subject Property	0.0%	-	Subject Property	£9.92/Sq ft	↑ 6.2%
Submarket 2-4 Star	2.8%	↑ 0.1%	Submarket 2-4 Star	£8.13/Sq ft	↑ 1.9%
Market Overall	5.5%	↑ 0.7%	Market Overall	£7.69/Sq ft	↑ 2.0%
Submarket Leasing Activity	2026 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	258,266 Sq ft	↓ -65.3%	12 Month Sales Volume	£4.73m	£164.65m
Months on Market	6.0	↓ -3.4 mo	Market Sale Price Per Area	£84/Sq ft	£104/Sq ft



1,512 Sq ft Direct Lease • £13.74/Sq ft FRI Net Effective Rent

Royal Scot Rd, Derby DE24 8AJ

Light industrial Space

Lease Summary

Size Leased (% of Building)	1,512 Sq ft (18.8%)
Signed	20 January 2026
Effective Rent (Annual)	£13.74/Sq ft/Year (£20,769)
Achieved Rent (Annual)	£12.20/Sq ft/Year (£18,446)
Asking Rent (Annual)	£12.24/Sq ft/Year (£18,507)
Service Type	Fully Repairing and Insuring
Business Rates (Annual)	£10.21/Sq ft/Year (£15,435)
Escalation	£1.98 Annual
Lease Type	Direct, New Lease
Term	5 Years
Commencement	20 January 2026
Tenant	Twyford Care Limited
Floor/Suite	GRND-1
Landlord	James Hay Partnership



Lease Details

Move In	20 January 2026	Expiry	19 January 2031
Space Use	Light industrial	Use Class	E (Commercial, Business and Service)
EPC Rating	B		
Rent Review	20 January 2029		
Termination	20 January 2029		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
P GRND	5	756	£12.24/Sq ft/Year FRI	1 Month 30 Days	-
P 1st	5	756	£12.24/Sq ft/Year FRI	1 Month 30 Days	-

Contacts

Type	Company	Location	Phone
Leasing Company	BB&J Commercial	Derby, DBY	01332 292825
Contacts	Cameron Godfrey 01332 292825		

Building Overview

CoStar Rating	★★★★☆	Type	Office/Residential
Building Class	B	Built	2009
Size	8,034 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Central
Location Type	CBD		
Parking Spaces	1.12/1,000 Sq ft; 9 Surface Spaces		



1,512 Sq ft Direct Lease • £13.74/Sq ft FRI Net Effective Rent

Royal Scot Rd, Derby DE24 8AJ

Light industrial Space

Market Conditions

Vacancy Rates	2026 Q1	YOY	Market Asking Rent per Area	2026 Q1	YOY
Subject Property	0.0%	0.0%	Subject Property	£13.68/Sq ft	↓ -1.3%
Submarket 2-4 Star	3.8%	↓ -2.0%	Submarket 2-4 Star	£13.70/Sq ft	↑ 0.6%
Market Overall	3.6%	0.0%	Market Overall	£12.93/Sq ft	↑ 0.6%

Submarket Leasing Activity	2026 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	112,511 Sq ft	↑ 69.8%	12 Month Sales Volume	£10.59m	£6.03m
Months on Market	10.3	↓ -12.1 mo	Market Sale Price Per Area	£67/Sq ft	£111/Sq ft



12,245 Sq ft Direct Lease • £5.73/Sq ft FRI Asking Rent

Travall Gosforth Rd, Derby DE24 8HU

Industrial Space

Lease Summary

Size Leased (% of Building)	12,245 Sq ft (100%)
Signed	16 January 2026
Asking Rent (Annual)	£5.73/Sq ft/Year (£70,164)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Commencement	16 January 2026
Floor/Suite	GRND



Lease Details

Move In	16 January 2026	Space Use	Industrial
Use Class	B8 (Storage and Distribution)	EPC Rating	D

Listed Space Summary

Asking Rent	£5.73/Sq ft/Year	Time On Market	11 Months 12 Days
Time Vacant	11 Months 12 Days	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Chris Keogh 01332 298000, William Speed 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	1990
Size	12,245 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Core
Location Type	Suburban		
Parking Spaces	0.73/1,000 Sq ft; 9 Surface Spaces		



12,245 Sq ft Direct Lease • £5.73/Sq ft FRI Asking Rent

Travall Gosforth Rd, Derby DE24 8HU

Industrial Space

Market Conditions

Vacancy Rates	2026 Q1	YOY	Market Asking Rent per Area	2026 Q1	YOY
Subject Property	0.0%	↓ -100.0%	Subject Property	£5.81/Sq ft	↑ 1.4%
Submarket 2-4 Star	2.8%	↑ 0.1%	Submarket 2-4 Star	£8.13/Sq ft	↑ 1.9%
Market Overall	5.5%	↑ 0.7%	Market Overall	£7.69/Sq ft	↑ 2.0%

Submarket Leasing Activity	2026 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	258,266 Sq ft	↓ -65.3%	12 Month Sales Volume	£4.73m	£164.65m
Months on Market	6.0	↓ -3.4 mo	Market Sale Price Per Area	£84/Sq ft	£104/Sq ft



2,400 Sq ft Direct Lease • £10.00/Sq ft Achieved Rent

Millennium Business Centre • Millennium Way, Derby DE24 8HZ

Industrial Space

Lease Summary

Size Leased (% of Building)	2,400 Sq ft (40.9%)
Signed	13 January 2026
Achieved Rent (Annual)	£10.00/Sq ft/Year (£24,000)
Lease Type	Direct, Renewal
Term	5 Years
Commencement	13 January 2026
Tenant	Crown Decorating Centre
Floor/Suite	GRND
Landlord	Network Rail Infrastructure Limited



Lease Details

Expiry	12 January 2031	Space Use	Industrial
Use Class	B2 (General Industrial)		

Contacts

Type	Company	Location	Phone
Leasing Company	FHP Property Consultants	Nottingham, NTT	0115 950 7577
Contacts	Tom Wragg 0115 950 7577		

Building Overview

CoStar Rating	★★★★☆	Type	Service
Building Class	B	Size	5,863 Sq ft
Tenancy	Multi	Market	Derby
Submarket	Derby Core	Location Type	CBD
Parking Spaces	3.75/1,000 Sq ft; 22 Surface Spaces		

Market Conditions

Vacancy Rates	2026 Q1	YOY	Market Asking Rent per Area	2026 Q1	YOY
Subject Property	0.0%	0.0%	Subject Property	£8.02/Sq ft	↑ 0.8%
Submarket 1-3 Star	1.9%	↑ 0.3%	Submarket 1-3 Star	£8.13/Sq ft	↑ 1.9%
Market Overall	5.5%	↑ 0.7%	Market Overall	£7.69/Sq ft	↑ 2.0%

Submarket Leasing Activity	2026 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	258,266 Sq ft	↓ -65.3%	12 Month Sales Volume	£4.73m	£164.65m
Months on Market	6.0	↓ -3.4 mo	Market Sale Price Per Area	£84/Sq ft	£104/Sq ft



19,947 Sq ft Direct Lease • £6.27/Sq ft FRI Asking Rent

9 Downing Rd, Derby DE21 6HA

Industrial Space

Lease Summary

Size Leased (% of Building)	19,947 Sq ft (100%)
Signed	21 December 2025
Asking Rent (Annual)	£6.27/Sq ft/Year (£125,068)
Service Type	Fully Repairing and Insuring
Business Rates (Annual)	£2.18/Sq ft/Year (£43,413)
Lease Type	Direct, New Lease
Commencement	22 December 2025
Floor/Suite	GRND-1



Lease Details

Move In	23 December 2025	Space Use	Industrial
Use Class	B8 (Storage and Distribution)		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
E GRND	-	15,684	£6.27/Sq ft/Year FRI	1 Year 8 Months	-
E 1st	-	4,263	£6.27/Sq ft/Year FRI	1 Year 8 Months	-

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	William Speed 01332 298000, Chris Keogh 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	C	Built	1960
Size	19,947 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Core
Location Type	CBD		
Parking Spaces	0.25/1,000 Sq ft; 5 Surface Spaces		



19,947 Sq ft Direct Lease • £6.27/Sq ft FRI Asking Rent

9 Downing Rd, Derby DE21 6HA

Industrial Space

Market Conditions

Vacancy Rates	2025 Q4	YOY	Market Asking Rent per Area	2025 Q4	YOY
Subject Property	0.0%	↓ -100.0%	Subject Property	£6.30/Sq ft	↑ 0.5%
Submarket 1-3 Star	1.9%	↓ -0.7%	Submarket 1-3 Star	£8.06/Sq ft	↑ 2.1%
Market Overall	5.7%	↑ 0.6%	Market Overall	£7.62/Sq ft	↑ 2.2%
Submarket Leasing Activity	2025 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	295,172 Sq ft	↓ -56.8%	12 Month Sales Volume	£4.73m	£164.65m
Months on Market	10.4	↑ 3.7 mo	Market Sale Price Per Area	£84/Sq ft	£104/Sq ft



2,713 Sq ft Direct Lease • £9.77/Sq ft Asking Rent

Merlin Park • Osmaston Rd, Derby DE24 8GG

Industrial Space

Lease Summary

Size Leased (% of Building)	2,713 Sq ft (100%)
Signed	15 December 2025
Asking Rent (Annual)	£9.77/Sq ft/Year (£26,506)
Lease Type	Direct, New Lease
Commencement	14 January 2026
Floor/Suite	GRND
Landlord	Ivygrove Developments



Lease Details

Move In	14 January 2026	Space Use	Industrial
Use Class	B8 (Storage and Distribution)		

Listed Space Summary

Asking Rent	£9.77/Sq ft/Year	Time On Market	2 Years 9 Months
Time Vacant	4 Months 2 Days	Condition	Excellent

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Hugo Beresford 07976 382850, William Speed 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2025
Size	2,713 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Core
Location Type	Suburban		

Market Conditions

Vacancy Rates	2025 Q4	YOY	Market Asking Rent per Area	2025 Q4	YOY
Subject Property	100.0%	-	Subject Property	£9.77/Sq ft	0.0%
Submarket 2-4 Star	2.7%	↓ -0.9%	Submarket 2-4 Star	£8.06/Sq ft	↑ 2.1%
Market Overall	5.7%	↑ 0.6%	Market Overall	£7.62/Sq ft	↑ 2.2%
Submarket Leasing Activity	2025 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	295,172 Sq ft	↓ -56.8%	12 Month Sales Volume	£4.73m	£164.65m
Months on Market	10.4	↑ 3.7 mo	Market Sale Price Per Area	£84/Sq ft	£104/Sq ft



2,713 Sq ft Direct Lease • £9.77/Sq ft Asking Rent

Merlin Park • Osmaston Rd, Derby DE24 8GG

Industrial Space

Lease Summary

Size Leased (% of Building)	2,713 Sq ft (100%)
Signed	15 December 2025
Asking Rent (Annual)	£9.77/Sq ft/Year (£26,506)
Lease Type	Direct, New Lease
Commencement	14 January 2026
Floor/Suite	GRND
Landlord	Ivygrove Developments



Lease Details

Move In	14 January 2026	Space Use	Industrial
Use Class	B8 (Storage and Distribution)		

Listed Space Summary

Asking Rent	£9.77/Sq ft/Year	Time On Market	2 Years 9 Months
Time Vacant	4 Months 2 Days	Condition	Excellent

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Hugo Beresford 07976 382850, William Speed 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2025
Size	2,713 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Core
Location Type	Suburban		

Market Conditions

Vacancy Rates	2025 Q4	YOY	Market Asking Rent per Area	2025 Q4	YOY
Subject Property	100.0%	-	Subject Property	£9.77/Sq ft	0.0%
Submarket 2-4 Star	2.7%	↓ -0.9%	Submarket 2-4 Star	£8.06/Sq ft	↑ 2.1%
Market Overall	5.7%	↑ 0.6%	Market Overall	£7.62/Sq ft	↑ 2.2%
Submarket Leasing Activity	2025 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	295,172 Sq ft	↓ -56.8%	12 Month Sales Volume	£4.73m	£164.65m
Months on Market	10.4	↑ 3.7 mo	Market Sale Price Per Area	£84/Sq ft	£104/Sq ft



1,235 Sq ft Direct Lease • £12.00/Sq ft FRI Achieved Rent

Sawley Court • Nottingham Rd, Derby DE21 6AS

Industrial Space

Lease Summary

Size Leased (% of Building)	1,235 Sq ft (49.1%)
Signed	1 December 2025
Achieved Rent (Annual)	£12.00/Sq ft/Year (£14,820)
Asking Rent (Annual)	£12.16/Sq ft/Year (£15,018)
Service Type	Fully Repairing and Insuring
Business Rates (Annual)	£5.76/Sq ft/Year (£7,111)
Lease Type	Direct, New Lease
Term	5 Years
Commencement	1 December 2025
Tenant	Ella James
Floor/Suite	GRND



Lease Details

Move In	1 December 2025	Expiry	30 November 2030
Space Use	Industrial	Use Class	B8 (Storage and Distribution)
EPC Rating	B		

Listed Space Summary

Asking Rent	£12.16/Sq ft/Year	Time On Market	1 Year 2 Months
Time Vacant	10 Months 16 Days	Unit Drive Ins	1
Condition	Average		

Contacts

Type	Company	Location	Phone
Leasing Company	Raybould & Sons Ltd	Derby, DBY	01332 295555
Contacts	Martin Langsdale 01332 295555		
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Chris Wright 01332 840328		

Building Overview

CoStar Rating	★★★★☆	Type	Industrial
Building Class	B	Built	1990
Size	2,515 Sq ft	Tenancy	Multi
Owner Occupied	Yes	Market	Derby
Submarket	Derby Core	Location Type	Suburban
Parking Spaces	1.59/1,000 Sq ft; 4 Surface Spaces		



1,235 Sq ft Direct Lease • £12.00/Sq ft FRI Achieved Rent

Sawley Court • Nottingham Rd, Derby DE21 6AS

Industrial Space

Market Conditions

Vacancy Rates	2025 Q4	YOY	Market Asking Rent per Area	2025 Q4	YOY
Subject Property	0.0%	0.0%	Subject Property	£12.24/Sq ft	↑ 1.2%
Submarket 2-4 Star	2.7%	↓ -0.9%	Submarket 2-4 Star	£8.06/Sq ft	↑ 2.1%
Market Overall	5.7%	↑ 0.6%	Market Overall	£7.62/Sq ft	↑ 2.2%

Submarket Leasing Activity	2025 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	295,172 Sq ft	↓ -56.8%	12 Month Sales Volume	£15.23m	£154.15m
Months on Market	10.4	↑ 3.7 mo	Market Sale Price Per Area	£84/Sq ft	£105/Sq ft



16,517 Sq ft Direct Lease • £5.68/Sq ft FRI Asking Rent

Bemrose Park • Wayzgoose Dr, Derby DE21 6XQ

Industrial Space

Lease Summary

Size Leased (% of Building)	16,517 Sq ft (10.3%)
Signed	30 November 2025
Asking Rent (Annual)	£5.68/Sq ft/Year (£93,817)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Commencement	1 December 2025
Floor/Suite	GRND
Landlord	Ivygrove Group



Lease Details

Move In	1 December 2025	Space Use	Industrial
Use Class	B8 (Storage and Distribution)	EPC Rating	E

Listed Space Summary

Asking Rent	£5.68/Sq ft/Year	Time On Market	7 Months
Time Vacant	7 Months 5 Days	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	William Speed 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Manufacturing
Building Class	B	Built	1980
Size	160,211 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Core
Location Type	Suburban		
Parking Spaces	Surface Spaces Available		

Market Conditions

Vacancy Rates	2025 Q4	YOY	Market Asking Rent per Area	2025 Q4	YOY
Subject Property	0.0%	0.0%	Subject Property	£5.32/Sq ft	↑ 1.5%
Submarket 2-4 Star	2.7%	↓ -0.9%	Submarket 2-4 Star	£8.06/Sq ft	↑ 2.1%
Market Overall	5.7%	↑ 0.6%	Market Overall	£7.62/Sq ft	↑ 2.2%
Submarket Leasing Activity	2025 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	295,172 Sq ft	↓ -56.8%	12 Month Sales Volume	£15.23m	£154.15m
Months on Market	10.4	↑ 3.7 mo	Market Sale Price Per Area	£84/Sq ft	£105/Sq ft



2,713 Sq ft Direct Lease • £9.77/Sq ft FRI Asking Rent

Merlin Park • Osmaston Rd, Derby DE24 8GG

Industrial Space

Lease Summary

Size Leased (% of Building)	2,713 Sq ft (100%)
Signed	12 November 2025
Asking Rent (Annual)	£9.77/Sq ft/Year (£26,506)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Commencement	12 November 2025
Floor/Suite	GRND
Landlord	Ivygrove Developments



Lease Details

Move In	12 November 2025	Space Use	Industrial
Use Class	B8 (Storage and Distribution)		

Listed Space Summary

Asking Rent	£9.77/Sq ft/Year	Time On Market	2 Years 8 Months
Time Vacant	2 Months	Condition	Excellent

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Hugo Beresford 07976 382850, William Speed 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2025
Size	2,713 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Core
Location Type	Suburban		

Market Conditions

Vacancy Rates	2025 Q4	YOY	Market Asking Rent per Area	2025 Q4	YOY
Subject Property	0.0%	-	Subject Property	£9.76/Sq ft	↓ -0.1%
Submarket 2-4 Star	2.7%	↓ -0.9%	Submarket 2-4 Star	£8.06/Sq ft	↑ 2.1%
Market Overall	5.7%	↑ 0.6%	Market Overall	£7.62/Sq ft	↑ 2.2%

Submarket Leasing Activity	2025 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	295,172 Sq ft	↓ -56.8%	12 Month Sales Volume	£15.23m	£154.15m
Months on Market	10.4	↑ 3.7 mo	Market Sale Price Per Area	£84/Sq ft	£105/Sq ft



2,372 Sq ft Direct Lease • £15.18/Sq ft FRI Asking Rent

Nottingham Rd & Chequers Lane, Derby DE21 6AS

Industrial Space

Lease Summary

Size Leased (% of Building)	2,372 Sq ft (100%)
Signed	3 November 2025
Asking Rent (Annual)	£15.18/Sq ft/Year (£36,007)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Commencement	3 November 2025
Floor/Suite	GRND
Landlord	David Booler Trustees Limited



Lease Details

Move In	3 November 2025	Space Use	Industrial
Use Class	B2 (General Industrial)		

Listed Space Summary

Asking Rent	£15.18/Sq ft/Year	Time On Market	2 Months
Time Vacant	2 Months 2 Days	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Chris Keogh 01332 298000, William Speed 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2013
Size	2,372 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Core
Location Type	Suburban		
Parking Spaces	1.26/1,000 Sq ft; 3 Surface Spaces		



2,372 Sq ft Direct Lease • £15.18/Sq ft FRI Asking Rent

Nottingham Rd & Chequers Lane, Derby DE21 6AS

Industrial Space

Market Conditions

Vacancy Rates	2025 Q4	YOY	Market Asking Rent per Area	2025 Q4	YOY
Subject Property	0.0%	0.0%	Subject Property	£15.16/Sq ft	↑ 8.2%
Submarket 2-4 Star	2.7%	↓ -0.9%	Submarket 2-4 Star	£8.06/Sq ft	↑ 2.1%
Market Overall	5.7%	↑ 0.6%	Market Overall	£7.62/Sq ft	↑ 2.2%

Submarket Leasing Activity	2025 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	295,172 Sq ft	↓ -56.8%	12 Month Sales Volume	£15.23m	£154.15m
Months on Market	10.4	↑ 3.7 mo	Market Sale Price Per Area	£84/Sq ft	£105/Sq ft

Lease Summary

Size Leased (% of Building)	5,010 Sq ft (4.1%)
Signed	17 October 2025
Effective Rent (Annual)	£7.67/Sq ft/Year (£38,449)
Achieved Rent (Annual)	£8.14/Sq ft/Year (£40,781)
Service Type	Fully Repairing and Insuring
Rent Free	3 Months At Start
Lease Type	Direct, New Lease
Term	5 Years
Commencement	17 October 2025
Tenant	Morley Accident Repair Ltd
Floor/Suite	GRND, E7
Landlord	Mileway



Lease Details

Move In	17 November 2025	Expiry	17 October 2030
Space Use	Industrial	Use Class	B2 (General Industrial)
Termination	17 October 2028		

Contacts

Type	Company	Location	Phone
Leasing Company	FHP Property Consultants	Derby, DBY	01332 343222
Contacts	Corbin Archer 01332 343222		

Building Overview

CoStar Rating	★ ★ ☆ ☆ ☆	Type	Warehouse
Building Class	C	Built	1974
Size	122,109 Sq ft	Tenancy	Multi
Last Sale	Feb 2014 • £23,929,050 (£195.96/Sq ft)	Market	Derby
Submarket	Derby Core	Location Type	CBD
Parking Spaces	0.41/1,000 Sq ft; 57 Surface Spaces; Surface Tandem Spaces Available; Covered Spaces Available; Industrial Trailer Spaces Available		



5,010 Sq ft Direct Lease • £7.67/Sq ft FRI Net Effective Rent

Cranmer Rd, Derby DE21 6JL

Industrial Space

Market Conditions

Vacancy Rates	2025 Q4		YOY	Market Asking Rent per Area	2025 Q4		YOY
Subject Property	0.0%	↓	-3.5%	Subject Property	£7.38/Sq ft	↑	2.2%
Submarket 1-3 Star	1.9%	↓	-0.7%	Submarket 1-3 Star	£8.06/Sq ft	↑	2.1%
Market Overall	5.7%	↑	0.6%	Market Overall	£7.62/Sq ft	↑	2.2%
Submarket Leasing Activity	2025 Q4		YOY	Submarket Sales Activity	Current		Prev Year
12 Month Leased	295,172 Sq ft	↓	-56.8%	12 Month Sales Volume	£15.23m		£154.15m
Months on Market	10.4	↑	3.7 mo	Market Sale Price Per Area	£84/Sq ft		£105/Sq ft



15,665 Sq ft Direct Lease • £7.66/Sq ft FRI Achieved Rent

Riverside Ct, Derby DE24 8JN

Industrial Space

Lease Summary

Size Leased (% of Building)	15,665 Sq ft (100%)
Signed	2 October 2025
Achieved Rent (Annual)	£7.66/Sq ft/Year (£119,994)
Asking Rent (Annual)	£7.66/Sq ft/Year (£119,994)
Service Type	Fully Repairing and Insuring
Rent Free	6 Months At Start
Lease Type	Direct, New Lease
Term	6 Years
Commencement	2 October 2025
Tenant	Comech Metrology Ltd
Floor/Suite	GRND-1, MEZZ
Landlord	Park Row Trustees Ltd



Lease Details

Move In	6 November 2025	Expiry	1 October 2031
Space Use	Industrial	Use Class	B8 (Storage and Distribution)
Termination	2 October 2029		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
E GRND	-	12,330	£7.66/Sq ft/Year	5 Months 4 Days	-
E 1st	-	1,636	£7.66/Sq ft/Year	5 Months 4 Days	-
E MEZZ	-	1,699	£7.66/Sq ft/Year	5 Months 4 Days	-

Contacts

Type	Company	Location	Phone
Leasing Company	FHP Property Consultants	Derby, DBY	01332 343222
Contacts	Darran Severn 07917 460031, Harry Gamble 01332 343222		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2009
Size	15,665 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Core
Location Type	CBD		
Parking Spaces	0.89/1,000 Sq ft; 14 Surface Spaces		



15,665 Sq ft Direct Lease • £7.66/Sq ft FRI Achieved Rent

Riverside Ct, Derby DE24 8JN

Industrial Space

Market Conditions

Vacancy Rates	2025 Q4	YOY	Market Asking Rent per Area	2025 Q4	YOY
Subject Property	0.0%	0.0%	Subject Property	£7.70/Sq ft	↑ 4.8%
Submarket 2-4 Star	2.7%	↓ -0.9%	Submarket 2-4 Star	£8.06/Sq ft	↑ 2.1%
Market Overall	5.7%	↑ 0.6%	Market Overall	£7.62/Sq ft	↑ 2.2%

Submarket Leasing Activity	2025 Q4	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	295,172 Sq ft	↓ -56.8%	12 Month Sales Volume	£102.38m	£67m
Months on Market	10.4	↑ 3.7 mo	Market Sale Price Per Area	£122/Sq ft	£83/Sq ft



5,810 Sq ft Direct Lease • £8.87/Sq ft Achieved Rent

24-28 Alfreton Rd, Derby DE21 4AE

Industrial Space

Lease Summary

Size Leased (% of Building)	5,810 Sq ft (10%)
Signed	23 September 2025
Achieved Rent (Annual)	£8.87/Sq ft/Year (£51,535)
Lease Type	Direct, Renewal
Term	5 Years
Tenant	Edison & Day
Floor/Suite	GRND, 25



Lease Details

Move In	21 March 2021	Expiry	23 September 2030
Space Use	Industrial		

Contacts

Type	Company	Location	Phone
Leasing Company	Rushton Hickman Ltd	STS	01283 517747
Contacts	Graham Bancroft 01283 517747		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2018
Size	58,000 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Core
Location Type	Suburban		

Market Conditions

Vacancy Rates	2025 Q3	YOY	Market Asking Rent per Area	2025 Q3	YOY
Subject Property	0.0%		Subject Property	£11.96/Sq ft	↑ 5.6%
Submarket 2-4 Star	2.7%	↓ -0.7%	Submarket 2-4 Star	£8.02/Sq ft	↑ 2.7%
Market Overall	5.1%	↑ 0.7%	Market Overall	£7.60/Sq ft	↑ 2.9%

Submarket Leasing Activity	2025 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	283,099 Sq ft	↓ -64.6%	12 Month Sales Volume	£102.38m	£67m
Months on Market	12.4	↑ 6.9 mo	Market Sale Price Per Area	£122/Sq ft	£83/Sq ft



4,958 Sq ft Direct Lease • £6.54/Sq ft Asking Rent

Mansfield Rd, Derby DE21 4SZ

Industrial Space

Lease Summary

Size Leased (% of Building)	4,958 Sq ft (15.8%)
Signed	23 September 2025
Asking Rent (Annual)	£6.54/Sq ft/Year (£32,425)
Lease Type	Direct, New Lease
Commencement	23 October 2025
Floor/Suite	GRND, MEZZ
Landlord	Boolers



Lease Details

Move In	23 October 2025	Space Use	Industrial
Use Class	B2 (General Industrial)	EPC Rating	D

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
P GRND	13	3,969	£6.54/Sq ft/Year FRI	1 Year 3 Months	-
P MEZZ	13	989	£6.54/Sq ft/Year FRI	1 Year 3 Months	-

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Hugo Beresford 07976 382850, William Speed 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	1990
Size	31,475 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Core
Location Type	Suburban		
Parking Spaces	0.32/1,000 Sq ft; 10 Surface Spaces; Covered Spaces Available		



Market Conditions

Vacancy Rates	2025 Q3	YOY	Market Asking Rent per Area	2025 Q3	YOY
Subject Property	15.8%		Subject Property	£7.66/Sq ft	↑ 4.5%
Submarket 2-4 Star	2.7%	↓ -0.7%	Submarket 2-4 Star	£8.02/Sq ft	↑ 2.7%
Market Overall	5.1%	↑ 0.7%	Market Overall	£7.60/Sq ft	↑ 2.9%

Submarket Leasing Activity	2025 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	283,099 Sq ft	↓ -64.6%	12 Month Sales Volume	£102.38m	£67m
Months on Market	12.4	↑ 6.9 mo	Market Sale Price Per Area	£122/Sq ft	£83/Sq ft



8,250 Sq ft Direct Lease • £6.06/Sq ft Asking Rent

Pontefract St, Derby DE24 8JD

Industrial Space

Lease Summary

Size Leased (% of Building)	8,250 Sq ft (100%)
Signed	8 September 2025
Asking Rent (Annual)	£6.06/Sq ft/Year (£49,995)
Lease Type	Direct, New Lease
Commencement	8 October 2025
Floor/Suite	GRND



Lease Details

Move In	8 October 2025	Space Use	Industrial
Use Class	B2 (General Industrial)		

Listed Space Summary

Asking Rent	£6.06/Sq ft/Year	Time On Market	4 Months 17 Days
Time Vacant	7 Months 5 Days	Unit Drive Ins	1
Condition	Average		

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	William Speed 01332 298000, Chris Keogh 01332 298000		

Building Overview

CoStar Rating	★ ★ ☆ ☆ ☆	Type	Service
Building Class	C	Built	1990
Size	8,250 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Core
Location Type	Suburban		
Parking Spaces	Surface Spaces Available		



8,250 Sq ft Direct Lease • £6.06/Sq ft Asking Rent

Pontefract St, Derby DE24 8JD

Industrial Space

Market Conditions

Vacancy Rates	2025 Q3	YOY	Market Asking Rent per Area	2025 Q3	YOY
Subject Property	100.0%	↑ 100.0%	Subject Property	£6.06/Sq ft	↑ 3.2%
Submarket 1-3 Star	1.7%	↓ -0.6%	Submarket 1-3 Star	£8.02/Sq ft	↑ 2.7%
Market Overall	5.1%	↑ 0.7%	Market Overall	£7.60/Sq ft	↑ 2.9%

Submarket Leasing Activity	2025 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	283,099 Sq ft	↓ -64.6%	12 Month Sales Volume	£103.32m	£66.06m
Months on Market	12.4	↑ 6.9 mo	Market Sale Price Per Area	£121/Sq ft	£84/Sq ft



2,974 Sq ft Direct Lease • £7.00/Sq ft Achieved Rent

Clifford House • 30-36 Longbridge Ln, Derby DE24 8UJ

Industrial Space

Lease Summary

Size Leased (% of Building)	2,974 Sq ft (31.5%)
Signed	31 August 2025
Achieved Rent (Annual)	£7.00/Sq ft/Year (£20,818)
Lease Type	Direct, Renewal
Term	5 Years
Tenant	Premier Process
Floor/Suite	GRND, 36



Lease Details

Move In	19 July 2024	Expiry	31 August 2030
Space Use	Industrial		

Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Chris Wright 01332 840328		

Building Overview

CoStar Rating	★★★★☆	Type	Service
Building Class	B	Built	2007
Size	9,436 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Core
Parking Spaces	0.74/1,000 Sq ft; 7 Surface Spaces		

Market Conditions

Vacancy Rates	2025 Q3	YOY	Market Asking Rent per Area	2025 Q3	YOY
Subject Property	43.9%		Subject Property	£7.91/Sq ft	↓ -4.8%
Submarket 2-4 Star	2.7%	↓ -0.7%	Submarket 2-4 Star	£8.02/Sq ft	↑ 2.7%
Market Overall	5.1%	↑ 0.7%	Market Overall	£7.60/Sq ft	↑ 2.9%

Submarket Leasing Activity	2025 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	283,099 Sq ft	↓ -64.6%	12 Month Sales Volume	£103.32m	£66.06m
Months on Market	12.4	↑ 6.9 mo	Market Sale Price Per Area	£121/Sq ft	£84/Sq ft



9,088 Sq ft Direct Lease • £8.00/Sq ft Asking Rent

15 Jubilee Business Park, Derby DE21 4BB

Industrial Space

Lease Summary

Size Leased (% of Building)	9,088 Sq ft (32%)
Signed	21 August 2025
Asking Rent (Annual)	£8.00/Sq ft/Year (£72,704)
Lease Type	Direct, New Lease
Commencement	25 September 2025
Floor/Suite	GRND
Landlord	Morgan Industrial Properties Ltd



Lease Details

Move In	25 September 2025	Space Use	Industrial
Use Class	B2 (General Industrial)		

Listed Space Summary

Asking Rent	£8.00/Sq ft/Year	Time On Market	4 Months 14 Days
Time Vacant	5 Months 20 Days	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	David Brown Commercial	Derby, DBY	01332 200232
Contacts	Ashley Elliott 01332 200232		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	1970
Size	28,425 Sq ft	Tenancy	Multi
Last Sale	Oct 2024 • £1,000,000 (£35.18/Sq ft)	Market	Derby
Submarket	Derby Core	Location Type	CBD
Parking Spaces	1.42/1,000 Sq ft; 5 Surface Spaces		



9,088 Sq ft Direct Lease • £8.00/Sq ft Asking Rent

15 Jubilee Business Park, Derby DE21 4BB

Industrial Space

Market Conditions

Vacancy Rates	2025 Q3		YOY	Market Asking Rent per Area	2025 Q3		YOY
Subject Property	39.7%	↑	39.7%	Subject Property	£8.01/Sq ft	↑	4.8%
Submarket 2-4 Star	2.7%	↓	-0.7%	Submarket 2-4 Star	£8.02/Sq ft	↑	2.7%
Market Overall	5.1%	↑	0.7%	Market Overall	£7.60/Sq ft	↑	2.9%

Submarket Leasing Activity	2025 Q3		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	283,099 Sq ft	↓	-64.6%	12 Month Sales Volume	£103.32m	£66.69m
Months on Market	12.4	↑	6.9 mo	Market Sale Price Per Area	£121/Sq ft	£82/Sq ft

Lease Summary

Size Leased (% of Building)	2,198 Sq ft (7.7%)
Signed	15 August 2025
Asking Rent (Annual)	£8.00/Sq ft/Year (£17,584)
Lease Type	Direct, New Lease
Commencement	25 September 2025
Floor/Suite	1
Landlord	Morgan Industrial Properties Ltd

**Lease Details**

Move In	25 September 2025	Space Use	Industrial
Use Class	B2 (General Industrial)		

Listed Space Summary

Asking Rent	£8.00/Sq ft/Year	Time On Market	4 Months 8 Days
Time Vacant	5 Months 20 Days	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	David Brown Commercial	Derby, DBY	01332 200232
Contacts	Ashley Elliott 01332 200232		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	1970
Size	28,425 Sq ft	Tenancy	Multi
Last Sale	Oct 2024 • £1,000,000 (£35.18/Sq ft)	Market	Derby
Submarket	Derby Core	Location Type	CBD
Parking Spaces	1.42/1,000 Sq ft; 5 Surface Spaces		



2,198 Sq ft Direct Lease • £8.00/Sq ft Asking Rent

15 Jubilee Business Park, Derby DE21 4BB

Industrial Space

Market Conditions

Vacancy Rates	2025 Q3		YOY	Market Asking Rent per Area	2025 Q3		YOY
Subject Property	39.7%	↑	39.7%	Subject Property	£8.01/Sq ft	↑	4.8%
Submarket 2-4 Star	2.7%	↓	-0.7%	Submarket 2-4 Star	£8.02/Sq ft	↑	2.7%
Market Overall	5.1%	↑	0.7%	Market Overall	£7.60/Sq ft	↑	2.9%

Submarket Leasing Activity	2025 Q3		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	283,099 Sq ft	↓	-64.6%	12 Month Sales Volume	£103.85m	£66.16m
Months on Market	12.4	↑	6.9 mo	Market Sale Price Per Area	£120/Sq ft	£82/Sq ft



2,583 Sq ft Direct Lease • £11.82/Sq ft FRI Achieved Rent

Merlin Park • 21-23 Cotton Ln, Derby DE24 8GG

Industrial Space

Lease Summary

Size Leased (% of Building)	2,583 Sq ft (50%)
Signed	12 August 2025
Achieved Rent (Annual)	£11.82/Sq ft/Year (£30,531)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	10 Years
Commencement	12 August 2025
Tenant	Greggs
Floor/Suite	GRND, 20
Tenant Representative	Wright Silverwood Ltd
Landlord	Ivygrove Developments



Lease Details

Move In	12 August 2025	Expiry	12 August 2035
Space Use	Industrial		

Contacts

Type	Company	Location	Phone
Tenant Representative	Wright Silverwood Ltd	Birmingham, WMD	0121 454 4004
Contacts	Simon Smith 0121 454 4004		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2026
Size	5,166 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Core
Location Type	Suburban		

Market Conditions

Vacancy Rates	2025 Q3	YOY	Market Asking Rent per Area	2025 Q3	YOY
Subject Property	-	-	Subject Property	£11.57/Sq ft	↑ 10.3%
Submarket 2-4 Star	2.7%	↓ -0.7%	Submarket 2-4 Star	£8.02/Sq ft	↑ 2.7%
Market Overall	5.1%	↑ 0.7%	Market Overall	£7.60/Sq ft	↑ 2.9%

Submarket Leasing Activity	2025 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	283,099 Sq ft	↓ -64.6%	12 Month Sales Volume	£103.85m	£66.16m
Months on Market	12.4	↑ 6.9 mo	Market Sale Price Per Area	£120/Sq ft	£82/Sq ft



2,973 Sq ft Direct Lease • £7.23/Sq ft Asking Rent

Clifford House • 30-36 Longbridge Ln, Derby DE24 8UJ

Industrial Space

Lease Summary

Size Leased (% of Building)	2,973 Sq ft (31.5%)
Signed	7 August 2025
Asking Rent (Annual)	£7.23/Sq ft/Year (£21,495)
Lease Type	Direct, New Lease
Commencement	6 September 2025
Floor/Suite	GRND



Lease Details

Move In	6 September 2025	Space Use	Industrial
Use Class	E (Commercial, Business and Service)		

Listed Space Summary

Asking Rent	£7.23/Sq ft/Year	Time On Market	3 Months 13 Days
Time Vacant	6 Months 3 Days	Unit Drive Ins	2

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Chris Keogh 01332 298000, William Speed 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Service
Building Class	B	Built	2007
Size	9,436 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Core
Parking Spaces	0.74/1,000 Sq ft; 7 Surface Spaces		

Market Conditions

Vacancy Rates	2025 Q3	YOY	Market Asking Rent per Area	2025 Q3	YOY
Subject Property	43.9%		Subject Property	£7.91/Sq ft	↓ -4.8%
Submarket 2-4 Star	2.7%	↓ -0.7%	Submarket 2-4 Star	£8.02/Sq ft	↑ 2.7%
Market Overall	5.1%	↑ 0.7%	Market Overall	£7.60/Sq ft	↑ 2.9%
Submarket Leasing Activity	2025 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	283,099 Sq ft	↓ -64.6%	12 Month Sales Volume	£103.85m	£67.25m
Months on Market	12.4	↑ 6.9 mo	Market Sale Price Per Area	£120/Sq ft	£82/Sq ft

Lease Summary

Size Leased (% of Building)	3,454 Sq ft (100%)
Signed	6 August 2025
Achieved Rent (Annual)	£7.24/Sq ft/Year (£25,007)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	10 Years
Commencement	6 August 2025
Tenant	Perfect Tow Mobile Services Ltd
Floor/Suite	GRND, MEZZ

**Lease Details**

Move In	6 August 2025	Expiry	6 August 2035
Space Use	Industrial		

Contacts

Type	Company	Location	Phone
Leasing Company	BB&J Commercial	Derby, DBY	01332 292825
Contacts	Cameron Godfrey 01332 292825, Graham Bancroft 01332 292825		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Size	3,454 Sq ft
Tenancy	Single	Market	Derby
Submarket	Derby Core	Location Type	Suburban

Market Conditions

Vacancy Rates	2025 Q3	YOY	Market Asking Rent per Area	2025 Q3	YOY
Subject Property	0.0%	0.0%	Subject Property	£7.59/Sq ft	↑ 10.3%
Submarket 2-4 Star	2.7%	↓ -0.7%	Submarket 2-4 Star	£8.02/Sq ft	↑ 2.7%
Market Overall	5.1%	↑ 0.7%	Market Overall	£7.60/Sq ft	↑ 2.9%

Submarket Leasing Activity	2025 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	283,099 Sq ft	↓ -64.6%	12 Month Sales Volume	£103.85m	£67.25m
Months on Market	12.4	↑ 6.9 mo	Market Sale Price Per Area	£120/Sq ft	£82/Sq ft



2,583 Sq ft Direct Lease

Merlin Park • Osmaston Rd, Derby DE24 8GG

Industrial Space

Lease Summary

Size Leased (% of Building)	2,583 Sq ft (100%)
Signed	1 August 2025
Lease Type	Direct, New Lease
Commencement	31 August 2025
Tenant	Greggs
Floor/Suite	GRND, 21
Tenant Representative	Wright Silverwood Ltd
Landlord	Ivygrove Developments



Lease Details

Move In	31 August 2025	Space Use	Industrial
Use Class	B8 (Storage and Distribution)		

Listed Space Summary

Time On Market	2 Years 4 Months	Time Vacant	4 Months 8 Days
Condition	Excellent		

Contacts

Type	Company	Location	Phone
Tenant Representative	Wright Silverwood Ltd	Birmingham, WMD	0121 454 4004
Contacts	Simon Smith 0121 454 4004		
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Stephen Salloway 01332 298000, Chris Keogh 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2025
Size	2,583 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Core
Location Type	Suburban		



2,583 Sq ft Direct Lease

Merlin Park • Osmaston Rd, Derby DE24 8GG

Industrial Space

Market Conditions

Vacancy Rates	2025 Q3	YOY	Market Asking Rent per Area	2025 Q3	YOY
Subject Property	0.0%	-	Subject Property	£9.27/Sq ft	↑ 10.5%
Submarket 2-4 Star	2.7%	↓ -0.7%	Submarket 2-4 Star	£8.02/Sq ft	↑ 2.7%
Market Overall	5.1%	↑ 0.7%	Market Overall	£7.60/Sq ft	↑ 2.9%

Submarket Leasing Activity	2025 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	283,099 Sq ft	↓ -64.6%	12 Month Sales Volume	£104.29m	£72.41m
Months on Market	12.4	↑ 6.9 mo	Market Sale Price Per Area	£120/Sq ft	£86/Sq ft



5,039 Sq ft Direct Lease • £7.54/Sq ft Asking Rent

Ascot Dr, Derby DE24 8UJ

Industrial Space

Lease Summary

Size Leased (% of Building)	5,039 Sq ft (41.4%)
Signed	17 July 2025
Asking Rent (Annual)	£7.54/Sq ft/Year (£37,994)
Lease Type	Direct, New Lease
Commencement	16 August 2025
Floor/Suite	GRND
Landlord	Mr and Mrs Rai



Lease Details

Move In	16 August 2025	Space Use	Industrial
Use Class	B2 (General Industrial)		

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
P GRND	31	2,521	£7.54/Sq ft/Year FRI	1 Year	-
P GRND	33	2,518	£7.54/Sq ft/Year FRI	1 Year	-

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	William Speed 01332 298000, Chris Keogh 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2007
Size	12,179 Sq ft	Tenancy	Multi
Last Sale	Oct 2008 • £219,000 (£17.98/Sq ft)	Market	Derby
Submarket	Derby Core	Location Type	Suburban
Parking Spaces	Surface Spaces Available		



5,039 Sq ft Direct Lease • £7.54/Sq ft Asking Rent

Ascot Dr, Derby DE24 8UJ

Industrial Space

Market Conditions

Vacancy Rates	2025 Q3	YOY	Market Asking Rent per Area	2025 Q3	YOY
Subject Property	0.0%	↓ -41.4%	Subject Property	£8.24/Sq ft	↑ 3.6%
Submarket 2-4 Star	2.7%	↓ -0.7%	Submarket 2-4 Star	£8.02/Sq ft	↑ 2.7%
Market Overall	5.1%	↑ 0.7%	Market Overall	£7.60/Sq ft	↑ 2.9%

Submarket Leasing Activity	2025 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	283,099 Sq ft	↓ -64.6%	12 Month Sales Volume	£101.64m	£72.15m
Months on Market	12.4	↑ 6.9 mo	Market Sale Price Per Area	£119/Sq ft	£87/Sq ft



2,716 Sq ft Direct Lease • £9.77/Sq ft Asking Rent

Merlin Park • Osmaston Rd, Derby DE24 8AF

Industrial Space

Lease Summary

Size Leased (% of Building)	2,716 Sq ft (100%)
Signed	17 July 2025
Asking Rent (Annual)	£9.77/Sq ft/Year (£26,535)
Lease Type	Direct, New Lease
Commencement	16 August 2025
Floor/Suite	GRND
Landlord	Ivygrove Developments



Lease Details

Move In	16 August 2025	Space Use	Industrial
Use Class	B8 (Storage and Distribution)		

Listed Space Summary

Asking Rent	£9.77/Sq ft/Year	Time On Market	2 Years 4 Months
Time Vacant	3 Months 21 Days	Condition	Excellent

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Hugo Beresford 07976 382850, William Speed 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2025
Size	2,716 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Core
Location Type	Suburban		

Market Conditions

Vacancy Rates	2025 Q3	YOY	Market Asking Rent per Area	2025 Q3	YOY
Subject Property	0.0%	-	Subject Property	£9.93/Sq ft	↑ 7.1%
Submarket 2-4 Star	2.7%	↓ -0.7%	Submarket 2-4 Star	£8.02/Sq ft	↑ 2.7%
Market Overall	5.1%	↑ 0.7%	Market Overall	£7.60/Sq ft	↑ 2.9%
Submarket Leasing Activity	2025 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	283,099 Sq ft	↓ -64.6%	12 Month Sales Volume	£101.64m	£72.15m
Months on Market	12.4	↑ 6.9 mo	Market Sale Price Per Area	£119/Sq ft	£87/Sq ft



2,713 Sq ft Direct Lease • £9.77/Sq ft Asking Rent

Merlin Park • Osmaston Rd, Derby DE24 8AE

Industrial Space

Lease Summary

Size Leased (% of Building)	2,713 Sq ft (100%)
Signed	3 July 2025
Asking Rent (Annual)	£9.77/Sq ft/Year (£26,506)
Lease Type	Direct, New Lease
Commencement	2 August 2025
Floor/Suite	GRND
Landlord	Ivygrove Developments



Lease Details

Move In	2 August 2025	Space Use	Industrial
Use Class	B8 (Storage and Distribution)		

Listed Space Summary

Asking Rent	£9.77/Sq ft/Year	Time On Market	2 Years 3 Months
Time Vacant	5 Months 22 Days	Condition	Excellent

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Hugo Beresford 07976 382850, William Speed 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2025
Size	2,713 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Core
Location Type	Suburban		

Market Conditions

Vacancy Rates	2025 Q3	YOY	Market Asking Rent per Area	2025 Q3	YOY
Subject Property	0.0%	-	Subject Property	£9.93/Sq ft	↑ 1.6%
Submarket 2-4 Star	2.7%	↓ -0.7%	Submarket 2-4 Star	£8.02/Sq ft	↑ 2.7%
Market Overall	5.1%	↑ 0.7%	Market Overall	£7.60/Sq ft	↑ 2.9%

Submarket Leasing Activity	2025 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	283,099 Sq ft	↓ -64.6%	12 Month Sales Volume	£101.64m	£74m
Months on Market	12.4	↑ 6.9 mo	Market Sale Price Per Area	£119/Sq ft	£84/Sq ft

Lease Summary

Size Leased (% of Building)	2,713 Sq ft (100%)
Signed	2 July 2025
Achieved Rent (Annual)	£9.77/Sq ft/Year (£26,506)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	10 Years
Commencement	2 July 2025
Tenant	The Television Giant Ltd
Floor/Suite	GRND



Lease Details

Move In	2 July 2025	Expiry	2 July 2035
Space Use	Industrial		

Building Overview

CoStar Rating	★ ★ ☆ ☆ ☆	Type	Warehouse
Building Class	B	Built	2025
Size	2,713 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Core
Location Type	Suburban		

Market Conditions

Vacancy Rates	2025 Q3	YOY	Market Asking Rent per Area	2025 Q3	YOY
Subject Property	0.0%	-	Subject Property	£9.27/Sq ft	-
Submarket 1-3 Star	1.7%	↓ -0.6%	Submarket 1-3 Star	£8.02/Sq ft	↑ 2.7%
Market Overall	5.1%	↑ 0.7%	Market Overall	£7.60/Sq ft	↑ 2.9%

Submarket Leasing Activity	2025 Q3	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	283,099 Sq ft	↓ -64.6%	12 Month Sales Volume	£101.64m	£74m
Months on Market	12.4	↑ 6.9 mo	Market Sale Price Per Area	£119/Sq ft	£84/Sq ft



2,713 Sq ft Direct Lease • £9.77/Sq ft Asking Rent

Merlin Park • Osmaston Rd, Derby DE24 8GG

Industrial Space

Lease Summary

Size Leased (% of Building)	2,713 Sq ft (100%)
Signed	16 May 2025
Asking Rent (Annual)	£9.77/Sq ft/Year (£26,506)
Lease Type	Direct, New Lease
Commencement	15 June 2025
Floor/Suite	GRND
Landlord	Ivygrove Developments



Lease Details

Move In	15 June 2025	Space Use	Industrial
Use Class	B8 (Storage and Distribution)		

Listed Space Summary

Asking Rent	£9.77/Sq ft/Year	Time On Market	2 Years 2 Months
Time Vacant	5 Months 25 Days	Condition	Excellent

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Stephen Salloway 01332 298000, Chris Keogh 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2024
Size	2,713 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Core
Location Type	Suburban		

Market Conditions

Vacancy Rates	2025 Q2	YOY	Market Asking Rent per Area	2025 Q2	YOY
Subject Property	0.0%	-	Subject Property	£10.06/Sq ft	↑ 7.0%
Submarket 2-4 Star	2.4%	↓ -1.0%	Submarket 2-4 Star	£7.99/Sq ft	↑ 3.1%
Market Overall	4.6%	↑ 0.4%	Market Overall	£7.55/Sq ft	↑ 3.2%
Submarket Leasing Activity	2025 Q2	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	302,237 Sq ft	↓ -64.5%	12 Month Sales Volume	£108.23m	£67m
Months on Market	11.1	↑ 6.9 mo	Market Sale Price Per Area	£120/Sq ft	£81/Sq ft



10,439 Sq ft Direct Lease

Unit 500, City Gate Business Park, Derby DE24 8WY

Industrial Space

Lease Summary

Size Leased (% of Building)	10,439 Sq ft (100%)
Signed	13 May 2025
Lease Type	Direct, New Lease
Tenant	Cromwell
Floor/Suite	1



Lease Details

Move In	11 August 2025	Space Use	Industrial
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Building Overview

CoStar Rating	★★★★☆	Type	Industrial
Building Class	B	Size	10,439 Sq ft
Market	Derby	Submarket	Derby Core
Location Type	Suburban		

Market Conditions

Vacancy Rates	2025 Q2	YOY	Market Asking Rent per Area	2025 Q2	YOY
Subject Property	0.0%		Subject Property	£7.94/Sq ft	↑ 5.4%
Submarket 2-4 Star	2.4%	↓ -1.0%	Submarket 2-4 Star	£7.99/Sq ft	↑ 3.1%
Market Overall	4.6%	↑ 0.4%	Market Overall	£7.55/Sq ft	↑ 3.2%
Submarket Leasing Activity	2025 Q2	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	302,237 Sq ft	↓ -64.5%	12 Month Sales Volume	£108.23m	£67m
Months on Market	11.1	↑ 6.9 mo	Market Sale Price Per Area	£120/Sq ft	£81/Sq ft

Lease Summary

Size Leased (% of Building)	4,535 Sq ft (48.8%)
Signed	28 April 2025
Asking Rent (Annual)	£8.75/Sq ft/Year (£39,681)
Lease Type	Direct, New Lease
Commencement	28 May 2025
Floor/Suite	GRND
Landlord	Ignite Retirement Benefit Scheme



Lease Details

Move In	28 May 2025	Space Use	Industrial
Use Class	B8 (Storage and Distribution)	EPC Rating	A

Listed Space Summary

Asking Rent	£8.75/Sq ft/Year	Time On Market	2 Years 6 Months
Time Vacant	2 Years 8 Months	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	William Speed 01332 298000, Hugo Beresford 07976 382850		

Building Overview

CoStar Rating	★★★★☆	Type	Service
Building Class	B	Built	2018
Size	9,300 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Core
Location Type	Suburban		
Parking Spaces	Surface Spaces Available		

Market Conditions

Vacancy Rates	2025 Q2	YOY	Market Asking Rent per Area	2025 Q2	YOY
Subject Property	0.0%	↓ -48.8%	Subject Property	£9.20/Sq ft	↓ -0.1%
Submarket 2-4 Star	2.4%	↓ -1.0%	Submarket 2-4 Star	£7.99/Sq ft	↑ 3.1%
Market Overall	4.6%	↑ 0.4%	Market Overall	£7.55/Sq ft	↑ 3.2%
Submarket Leasing Activity	2025 Q2	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	302,237 Sq ft	↓ -64.5%	12 Month Sales Volume	£108.58m	£66.88m
Months on Market	11.1	↑ 6.9 mo	Market Sale Price Per Area	£120/Sq ft	£80/Sq ft



2,276 Sq ft Direct Lease • £9.99/Sq ft Asking Rent

Alfreton Rd, Derby DE21 4AE

Industrial Space

Lease Summary

Size Leased (% of Building)	2,276 Sq ft (37.8%)
Signed	28 April 2025
Asking Rent (Annual)	£9.99/Sq ft/Year (£22,737)
Lease Type	Direct, New Lease
Term	3 Years
Commencement	28 May 2025
Floor/Suite	GRND
Landlord	Ivygrove Group



Lease Details

Move In	28 May 2025	Expiry	27 May 2028
Space Use	Industrial	Use Class	B8 (Storage and Distribution)
EPC Rating	B		

Listed Space Summary

Asking Rent	£9.99/Sq ft/Year	Time On Market	7 Months 10 Days
Time Vacant	8 Months 18 Days	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Chris Keogh 01332 298000, William Speed 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2019
Size	6,026 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Core
Location Type	Suburban		



Market Conditions

Vacancy Rates	2025 Q2	YOY	Market Asking Rent per Area	2025 Q2	YOY
Subject Property	0.0%		Subject Property	£8.36/Sq ft	↑ 18.2%
Submarket 2-4 Star	2.4%	↓ -1.0%	Submarket 2-4 Star	£7.99/Sq ft	↑ 3.1%
Market Overall	4.6%	↑ 0.4%	Market Overall	£7.55/Sq ft	↑ 3.2%

Submarket Leasing Activity	2025 Q2	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	302,237 Sq ft	↓ -64.5%	12 Month Sales Volume	£108.58m	£66.88m
Months on Market	11.1	↑ 6.9 mo	Market Sale Price Per Area	£120/Sq ft	£80/Sq ft

Lease Summary

Size Leased (% of Building)	1,088 Sq ft (17%)
Signed	14 April 2025
Achieved Rent (Annual)	£11.03/Sq ft/Year (£12,001)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	3 Years
Commencement	14 April 2025
Tenant	Rennova Campers
Floor/Suite	GRND, 5



Lease Details

Move In	28 April 2025	Expiry	14 April 2028
Space Use	Industrial		

Contacts

Type	Company	Location	Phone
Leasing Company	BB&J Commercial	Derby, DBY	01332 292825
Contacts	Graham Bancroft 01332 292825		

Building Overview

CoStar Rating	★★★★☆	Type	Retail
Building Class	C	Built	1910
Size	6,416 Sq ft	Market	Derby
Submarket	City of Derby	Location Type	Suburban
Parking Spaces	8 Surface Spaces		

Market Conditions

Vacancy Rates	2025 Q2	YOY	Market Asking Rent per Area	2025 Q2	YOY
Subject Property	0.0%	0.0%	Subject Property	£21.61/Sq ft	↓ -0.3%
Submarket 1-3 Star	2.5%	0.0%	Submarket 1-3 Star	£20.19/Sq ft	↑ 0.6%
Market Overall	3.2%	↑ 0.7%	Market Overall	£18.15/Sq ft	↑ 0.5%

Submarket Leasing Activity	2025 Q2	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	195,033 Sq ft	↑ 102.1%	12 Month Sales Volume	£21.2m	£35.73m
Months on Market	10.8	↑ 0.6 mo	Market Sale Price Per Area	£72/Sq ft	£138/Sq ft

Lease Summary

Size Leased (% of Building)	1,282 Sq ft (1.6%)
Signed	1 April 2025
Asking Rent (Annual)	£11.70/Sq ft/Year (£14,999)
Lease Type	Direct, New Lease
Commencement	1 April 2025
Floor/Suite	GRND
Landlord	4 X 4 Properties Ltd



Lease Details

Move In	1 April 2025	Space Use	Light industrial
Use Class	B8 (Storage and Distribution)		

Listed Space Summary

Asking Rent	£11.70/Sq ft/Year	Time On Market	1 Year 9 Months
Time Vacant	1 Year 9 Months	Condition	Average

Building Overview

CoStar Rating	★★★★☆	Type	Light Manufacturing
Building Class	C	Built	1970
Size	81,045 Sq ft	Tenancy	Multi
Last Sale	Dec 2014 • £900,000 (£11.10/Sq ft)	Market	Derby
Submarket	Derby Core	Location Type	CBD
Parking Spaces	4.33/1,000 Sq ft; 190 Surface Spaces		

Market Conditions

Vacancy Rates	2025 Q2	YOY	Market Asking Rent per Area	2025 Q2	YOY
Subject Property	0.0%	↓ -1.6%	Subject Property	£7.56/Sq ft	↑ 0.4%
Submarket 2-4 Star	4.1%	↑ 0.4%	Submarket 2-4 Star	£7.55/Sq ft	↑ 3.1%
Market Overall	4.6%	↑ 0.4%	Market Overall	£7.55/Sq ft	↑ 3.2%

Submarket Leasing Activity	2025 Q2	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	653,749 Sq ft	↓ -24.7%	12 Month Sales Volume	£115.46m	£24.47m
Months on Market	9.1	↓ -0.2 mo	Market Sale Price Per Area	£98/Sq ft	£49/Sq ft



27,618 Sq ft Direct Lease

Wyvern Way, Derby DE21 6NZ

Industrial Space

Lease Summary

Size Leased (% of Building)	27,618 Sq ft (99.6%)
Signed	31 March 2025
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Commencement	31 March 2025
Tenant	Soniboom
Floor/Suite	GRND
Landlord	Indurent Management Ltd, Network Rail



Lease Details

Move In	11 May 2025	Space Use	Industrial
Use Class	B2 (General Industrial)		

Listed Space Summary

Time On Market	5 Years 5 Months	Time Vacant	11 Months 12 Days
Condition	Excellent		

Contacts

Type	Company	Location	Phone
Leasing Company	Savills	Birmingham, WMD	0121 200 4500
Contacts	Christian Smith 0121 200 4500		
Leasing Company	Savills	Birmingham, WMD	0121 200 4500
Contacts	Ranjit Gill 0121 200 4500		
Leasing Company	Innes England Ltd	Derby, DBY	01332 362244
Contacts	Nick Hosking 01332 362244		
Leasing Company	Indurent Management Ltd	Birmingham, WMD	0800 802 1247
Contacts	Ben Silcock 0800 802 1247		

Building Overview

CoStar Rating	★★★★☆	Type	Manufacturing
Building Class	A	Built	2024
Size	27,716 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Core
Location Type	Suburban		

Market Conditions

Vacancy Rates	2025 Q1	YOY	Market Asking Rent per Area	2025 Q1	YOY
Subject Property	100.0%	-	Subject Property	£7.96/Sq ft	↑ 3.8%
Submarket 2-4 Star	2.6%	↓ -0.2%	Submarket 2-4 Star	£7.97/Sq ft	↑ 4.3%
Market Overall	4.8%	↑ 0.6%	Market Overall	£7.54/Sq ft	↑ 4.4%
Submarket Leasing Activity	2025 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	745,313 Sq ft	↑ 44.3%	12 Month Sales Volume	£108.75m	£66.71m
Months on Market	9.4	↑ 2.4 mo	Market Sale Price Per Area	£120/Sq ft	£80/Sq ft



3,750 Sq ft Direct Lease • £6.67/Sq ft Asking Rent

Alfreton Rd, Derby DE21 4AE

Industrial Space

Lease Summary

Size Leased (% of Building)	3,750 Sq ft (62.2%)
Signed	31 March 2025
Asking Rent (Annual)	£6.67/Sq ft/Year (£25,013)
Lease Type	Direct, New Lease
Commencement	30 April 2025
Floor/Suite	GRND, MEZZ
Landlord	Ivygrove Group



Lease Details

Move In	30 April 2025	Space Use	Industrial
Use Class	B8 (Storage and Distribution)	EPC Rating	B

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
P GRND	2	2,276	£6.67/Sq ft/Year FRI	6 Months 13 Days	-
E MEZZ	2	1,474	£6.67/Sq ft/Year FRI	6 Months 13 Days	-

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Chris Keogh 01332 298000, William Speed 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2019
Size	6,026 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Core
Location Type	Suburban		



3,750 Sq ft Direct Lease • £6.67/Sq ft Asking Rent

Alfreton Rd, Derby DE21 4AE

Industrial Space

Market Conditions

Vacancy Rates	2025 Q1	YOY	Market Asking Rent per Area	2025 Q1	YOY
Subject Property	100.0%	↑ 100.0%	Subject Property	£8.12/Sq ft	↑ 12.9%
Submarket 2-4 Star	2.6%	↓ -0.2%	Submarket 2-4 Star	£7.97/Sq ft	↑ 4.3%
Market Overall	4.8%	↑ 0.6%	Market Overall	£7.54/Sq ft	↑ 4.4%

Submarket Leasing Activity	2025 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	745,313 Sq ft	↑ 44.3%	12 Month Sales Volume	£108.75m	£66.71m
Months on Market	9.4	↑ 2.4 mo	Market Sale Price Per Area	£120/Sq ft	£80/Sq ft

Lease Summary

Size Leased (% of Building)	13,104 Sq ft (40.4%)
Signed	21 March 2025
Achieved Rent (Annual)	£7.25/Sq ft/Year (£95,004)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	10 Years
Commencement	21 March 2025
Tenant	Wolseley UK
Floor/Suite	GRND-1
Tenant Representative	Lambert Smith Hampton



Lease Details

Move In	21 March 2025	Expiry	21 March 2035
Space Use	Industrial		

Contacts

Type	Company	Location	Phone
Tenant Representative	Lambert Smith Hampton	Lincoln, LIN	0121 236 2066
Contacts	Andrew France 0121 236 2066		
Leasing Company	FHP Property Consultants	Derby, DBY	01332 343222
Contacts	Darran Severn 07917 460031		

Building Overview

CoStar Rating	★★★★☆	Type	Retail
Building Class	B	Size	32,454 Sq ft
Tenancy	Multi	Market	Derby
Submarket	City of Derby	Location Type	Suburban

Market Conditions

Vacancy Rates	2025 Q1	YOY	Market Asking Rent per Area	2025 Q1	YOY
Subject Property	0.0%		Subject Property	£16.65/Sq ft	↑ 0.7%
Submarket 2-4 Star	3.1%	↑ 0.7%	Submarket 2-4 Star	£20.10/Sq ft	↑ 0.4%
Market Overall	3.4%	↑ 1.0%	Market Overall	£18.11/Sq ft	↑ 0.4%

Submarket Leasing Activity	2025 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	159,259 Sq ft	↑ 116.9%	12 Month Sales Volume	£20.96m	£35.68m
Months on Market	11.9	↓ 0 mo	Market Sale Price Per Area	£72/Sq ft	£138/Sq ft

Lease Summary

Size Leased (% of Building)	2,511 Sq ft (94.2%)
Signed	20 March 2025
Achieved Rent (Annual)	£9.56/Sq ft/Year (£24,005)
Lease Type	Direct, New Lease
Term	3 Years
Commencement	21 March 2025
Floor/Suite	GRND

**Lease Details**

Move In	21 March 2025	Expiry	20 March 2028
Space Use	Industrial	Use Class	B2 (General Industrial)
Termination	21 September 2026		

Listed Space Summary

Time On Market	1 Month	Time Vacant	1 Month
Condition	Average		

Contacts

Type	Company	Location	Phone
Leasing Company	Gadsby Nichols Estate Agents	Derby, DBY	01332 296396
Contacts	Mike Walmisley 01332 296396		

Building Overview

CoStar Rating	★★★★☆	Type	Service
Building Class	B	Built	1980
Size	2,666 Sq ft	Tenancy	Single
Last Sale	Dec 2022 • £156,000 (£58.51/Sq ft)	Market	Derby
Submarket	Derby Core	Location Type	CBD
Parking Spaces	0.75/1,000 Sq ft; 4 Surface Spaces		



Market Conditions

Vacancy Rates	2025 Q1	YOY	Market Asking Rent per Area	2025 Q1	YOY
Subject Property	100.0%	↑ 100.0%	Subject Property	£7.96/Sq ft	↑ 3.8%
Submarket 1-3 Star	1.6%	↓ -0.2%	Submarket 1-3 Star	£7.98/Sq ft	↑ 4.4%
Market Overall	4.8%	↑ 0.6%	Market Overall	£7.54/Sq ft	↑ 4.4%

Submarket Leasing Activity	2025 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	745,313 Sq ft	↑ 44.3%	12 Month Sales Volume	£108.75m	£66.71m
Months on Market	9.4	↑ 2.4 mo	Market Sale Price Per Area	£120/Sq ft	£80/Sq ft



9,737 Sq ft Direct Lease • £7.36/Sq ft FRI Achieved Rent

Raynesway Park Dr, Derby DE21 7BH

Industrial Space

Lease Summary

Size Leased (% of Building)	9,737 Sq ft (67.6%)
Signed	10 March 2025
Achieved Rent (Annual)	£7.36/Sq ft/Year (£71,664)
Service charge (Annual)	£0.20/Sq ft/Year (£1,947)
Service Type	Fully Repairing and Insuring
Business Rates (Annual)	£1.21/Sq ft/Year (£11,828)
Yearly Service Charges	£1,947
Service charge	£0.20/Sq ft/Year
Lease Type	Direct, New Lease
Term	5 Years
Commencement	9 April 2025
Tenant	Logix Property
Floor/Suite	GRND, 10
Landlord	Northern Trust Company Limited



Lease Details

Move In	9 April 2025	Expiry	9 April 2030
Space Use	Industrial	Use Class	B8 (Storage and Distribution)
EPC Rating	D		

Listed Space Summary

Time On Market	3 Months 8 Days	Time Vacant	2 Months 16 Days
Condition	Average		

Contacts

Type	Company	Location	Phone
Leasing Company	FHP Property Consultants	Derby, DBY	01332 343222
Contacts	Corbin Archer 01332 343222, Darran Severn 07917 460031		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	C	Built/Renovated	1993/2025
Size	14,400 Sq ft	Tenancy	Multi
Last Sale	Jun 2022 • £1,653,419 (£114.82/Sq ft)	Market	Derby
Submarket	Derby Core	Location Type	Suburban
Parking Spaces	Surface Spaces Available		



9,737 Sq ft Direct Lease • £7.36/Sq ft FRI Achieved Rent

Raynesway Park Dr, Derby DE21 7BH

Industrial Space

Market Conditions

Vacancy Rates	2025 Q1		YOY	Market Asking Rent per Area	2025 Q1		YOY
Subject Property	67.6%	↑	67.6%	Subject Property	£7.83/Sq ft	↑	5.8%
Submarket 2-4 Star	2.6%	↓	-0.2%	Submarket 2-4 Star	£7.97/Sq ft	↑	4.3%
Market Overall	4.8%	↑	0.6%	Market Overall	£7.54/Sq ft	↑	4.4%

Submarket Leasing Activity	2025 Q1		YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	745,313 Sq ft	↑	44.3%	12 Month Sales Volume	£108.75m	£66.71m
Months on Market	9.4	↑	2.4 mo	Market Sale Price Per Area	£120/Sq ft	£80/Sq ft



7,987 Sq ft Direct Lease • £4.82/Sq ft Asking Rent

4-5 Litchurch Ln, Derby DE24 8AA

Industrial Space

Lease Summary

Size Leased (% of Building)	7,987 Sq ft (15.9%)
Signed	1 March 2025
Asking Rent (Annual)	£4.82/Sq ft/Year (£38,495)
Business Rates (Annual)	£1.75/Sq ft/Year (£13,972)
Lease Type	Direct, New Lease
Commencement	13 April 2025
Tenant	Hanson & Hall
Floor/Suite	GRND



Lease Details

Move In	13 April 2025	Space Use	Industrial
Use Class	B2 (General Industrial)		

Listed Space Summary

Asking Rent	£4.82/Sq ft/Year	Time On Market	1 Year
Time Vacant	1 Year 1 Month	Condition	Average

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2015
Size	50,220 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Core
Location Type	Suburban		
Parking Spaces	1.40/1,000 Sq ft; 16 Surface Spaces		

Market Conditions

Vacancy Rates	2025 Q1	YOY	Market Asking Rent per Area	2025 Q1	YOY
Subject Property	14.4%	0.0%	Subject Property	£4.80/Sq ft	↑ 3.2%
Submarket 2-4 Star	2.6%	↓ -0.2%	Submarket 2-4 Star	£7.97/Sq ft	↑ 4.3%
Market Overall	4.8%	↑ 0.6%	Market Overall	£7.54/Sq ft	↑ 4.4%

Submarket Leasing Activity	2025 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	745,313 Sq ft	↑ 44.3%	12 Month Sales Volume	£108.75m	£66.71m
Months on Market	9.4	↑ 2.4 mo	Market Sale Price Per Area	£120/Sq ft	£80/Sq ft



1,713 Sq ft Direct Lease • £11.53/Sq ft FRI Achieved Rent

Stores Rd, Derby DE21 4BE

Industrial Space

Lease Summary

Size Leased (% of Building)	1,713 Sq ft (11.4%)
Signed	28 February 2025
Achieved Rent (Annual)	£11.53/Sq ft/Year (£19,751)
Asking Rent (Annual)	£11.52/Sq ft/Year (£19,734)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	3 Years
Commencement	28 February 2025
Tenant	T G Pipelines Limited
Floor/Suite	GRND, 8
Landlord	Northern Trust Company Limited



Lease Details

Move In	28 February 2025	Expiry	28 February 2028
Space Use	Industrial	Use Class	B2 (General Industrial)

Listed Space Summary

Asking Rent	£11.52/Sq ft/Year	Time On Market	1 Month 4 Days
Time Vacant	1 Month 3 Days	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	FHP Property Consultants	Derby, DBY	01332 343222
Contacts	Corbin Archer 01332 343222		

Building Overview

CoStar Rating	★ ★ ☆ ☆ ☆	Type	Warehouse
Building Class	C	Built	1981
Size	15,054 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Core
Location Type	CBD		
Parking Spaces	Surface Spaces Available		



1,713 Sq ft Direct Lease • £11.53/Sq ft FRI Achieved Rent

Stores Rd, Derby DE21 4BE

Industrial Space

Market Conditions

Vacancy Rates	2025 Q1	YOY	Market Asking Rent per Area	2025 Q1	YOY
Subject Property	0.0%	0.0%	Subject Property	£9.21/Sq ft	↑ 5.9%
Submarket 1-3 Star	1.6%	↓ -0.2%	Submarket 1-3 Star	£7.98/Sq ft	↑ 4.4%
Market Overall	4.8%	↑ 0.6%	Market Overall	£7.54/Sq ft	↑ 4.4%

Submarket Leasing Activity	2025 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	745,313 Sq ft	↑ 44.3%	12 Month Sales Volume	£108.75m	£72.18m
Months on Market	9.4	↑ 2.4 mo	Market Sale Price Per Area	£120/Sq ft	£69/Sq ft



4,216 Sq ft Direct Lease • £5.57/Sq ft Asking Rent

Cranmer Rd, Derby DE21 6JL

Industrial Space

Lease Summary

Size Leased (% of Building)	4,216 Sq ft (3.5%)
Signed	27 February 2025
Asking Rent (Annual)	£5.57/Sq ft/Year (£23,483)
Business Rates (Annual)	£6.30/Sq ft/Year (£26,572)
Lease Type	Direct, New Lease
Commencement	6 March 2025
Floor/Suite	GRND-1, MEZZ
Landlord	Mileway



Lease Details

Move In	6 March 2025	Space Use	Industrial
Use Class	B8 (Storage and Distribution)	EPC Rating	D

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
P GRND	E1A	2,551	£5.57/Sq ft/Year	6 Months 8 Days	-
P 1st	E1A	1,069	£5.57/Sq ft/Year	6 Months 8 Days	-
P MEZZ	E1A	596	£5.57/Sq ft/Year	6 Months 8 Days	-

Contacts

Type	Company	Location	Phone
Leasing Company	Mather Jamie	Loughborough, LEC	01509 233433
Contacts	Fraser Hearfield 01509 233433		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	C	Built	1974
Size	122,109 Sq ft	Tenancy	Multi
Last Sale	Feb 2014 • £23,929,050 (£195.96/Sq ft)	Market	Derby
Submarket	Derby Core	Location Type	CBD
Parking Spaces	0.41/1,000 Sq ft; 57 Surface Spaces; Surface Tandem Spaces Available; Covered Spaces Available; Industrial Trailer Spaces Available		



4,216 Sq ft Direct Lease • £5.57/Sq ft Asking Rent

Cranmer Rd, Derby DE21 6JL

Industrial Space

Market Conditions

Vacancy Rates	2025 Q1		YOY	Market Asking Rent per Area	2025 Q1		YOY
Subject Property	7.6%	↑	7.6%	Subject Property	£7.40/Sq ft	↑	6.2%
Submarket 1-3 Star	1.6%	↓	-0.2%	Submarket 1-3 Star	£7.98/Sq ft	↑	4.4%
Market Overall	4.8%	↑	0.6%	Market Overall	£7.54/Sq ft	↑	4.4%
Submarket Leasing Activity	2025 Q1		YOY	Submarket Sales Activity	Current		Prev Year
12 Month Leased	745,313 Sq ft	↑	44.3%	12 Month Sales Volume	£108.75m		£72.18m
Months on Market	9.4	↑	2.4 mo	Market Sale Price Per Area	£120/Sq ft		£69/Sq ft

Lease Summary

Size Leased (% of Building)	5,651 Sq ft (100%)
Signed	25 February 2025
Business Rates (Annual)	£5.61/Sq ft/Year (£31,686)
Lease Type	Assignment, New Lease
Commencement	27 March 2025
Floor/Suite	GRND-1
Landlord	Boolers



Lease Details

Move In	27 March 2025	Space Use	Industrial
Use Class	B2 (General Industrial)	EPC Rating	D

Listed Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market	Fit-Out Status
E GRND	-	3,747	Withheld negot	1 Year 4 Months	-
E 1st	-	1,904	Withheld negot	1 Year 4 Months	-

Contacts

Type	Company	Location	Phone
Leasing Company	JLL	Nottingham, NTT	0115 908 2120
Contacts	Max Hearfield 0115 908 2120, Gemma Constantinou 0115 908 2120		

Building Overview

CoStar Rating	★★★★☆	Type	Service
Building Class	B	Built	1990
Size	5,651 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Core
Location Type	CBD		
Parking Spaces	1.42/1,000 Sq ft; 8 Surface Spaces		



Market Conditions

Vacancy Rates	2025 Q1	YOY	Market Asking Rent per Area	2025 Q1	YOY
Subject Property	0.0%	↓ -100.0%	Subject Property	£9.14/Sq ft	↑ 3.7%
Submarket 2-4 Star	2.6%	↓ -0.2%	Submarket 2-4 Star	£7.97/Sq ft	↑ 4.3%
Market Overall	4.8%	↑ 0.6%	Market Overall	£7.54/Sq ft	↑ 4.4%

Submarket Leasing Activity	2025 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	745,313 Sq ft	↑ 44.3%	12 Month Sales Volume	£107.65m	£72.18m
Months on Market	9.4	↑ 2.4 mo	Market Sale Price Per Area	£123/Sq ft	£69/Sq ft



2,713 Sq ft Direct Lease

Merlin Park • Osmaston Rd, Derby DE24 8AP

Industrial Space

Lease Summary

Size Leased (% of Building)	2,713 Sq ft (100%)
Signed	6 February 2025
Lease Type	Direct, New Lease
Commencement	8 March 2025
Floor/Suite	GRND
Landlord	Ivygrove Developments



Lease Details

Move In	8 March 2025	Space Use	Industrial
Use Class	B8 (Storage and Distribution)		

Listed Space Summary

Time On Market	1 Year 10 Months	Time Vacant	2 Months 17 Days
Condition	Excellent		

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	Stephen Salloway 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2024
Size	2,713 Sq ft	Tenancy	Single
Market	Derby	Submarket	Derby Core
Location Type	Suburban		

Market Conditions

Vacancy Rates	2025 Q1	YOY	Market Asking Rent per Area	2025 Q1	YOY
Subject Property	0.0%	-	Subject Property	£8.84/Sq ft	↑ 7.8%
Submarket 2-4 Star	2.6%	↓ -0.2%	Submarket 2-4 Star	£7.97/Sq ft	↑ 4.3%
Market Overall	4.8%	↑ 0.6%	Market Overall	£7.54/Sq ft	↑ 4.4%
Submarket Leasing Activity	2025 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	745,313 Sq ft	↑ 44.3%	12 Month Sales Volume	£164.65m	£15.18m
Months on Market	9.4	↑ 2.4 mo	Market Sale Price Per Area	£104/Sq ft	£45/Sq ft



6,655 Sq ft Direct Lease • £8.50/Sq ft Asking Rent

Exchange Point • Osmaston Park Rd, Derby DE24 8EB

Industrial Space

Lease Summary

Size Leased (% of Building)	6,655 Sq ft (50.2%)
Signed	27 January 2025
Asking Rent (Annual)	£8.50/Sq ft/Year (£56,568)
Business Rates (Annual)	£3.26/Sq ft/Year (£21,706)
Lease Type	Direct, New Lease
Commencement	26 February 2025
Tenant	Toolstation
Floor/Suite	GRND, Unit 2



Lease Details

Move In	26 February 2025	Space Use	Industrial
Use Class	B2 (General Industrial)		

Listed Space Summary

Asking Rent	£8.50/Sq ft/Year	Time On Market	1 Year
Time Vacant	1 Year 1 Month	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	Commercial Property Partners LLP	Nottingham, NTT	0115 896 6611
Contacts	Sean Bremner 0115 896 6611		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2009
Size	13,250 Sq ft	Tenancy	Multi
Last Sale	Jun 2015	Market	Derby
Submarket	Derby Core	Location Type	Suburban
Parking Spaces	Surface Spaces Available		



6,655 Sq ft Direct Lease • £8.50/Sq ft Asking Rent

Exchange Point • Osmaston Park Rd, Derby DE24 8EB

Industrial Space

Market Conditions

Vacancy Rates	2025 Q1	YOY	Market Asking Rent per Area	2025 Q1	YOY
Subject Property	0.0%	↓ -50.2%	Subject Property	£8.74/Sq ft	↑ 3.8%
Submarket 2-4 Star	2.6%	↓ -0.2%	Submarket 2-4 Star	£7.97/Sq ft	↑ 4.3%
Market Overall	4.8%	↑ 0.6%	Market Overall	£7.54/Sq ft	↑ 4.4%

Submarket Leasing Activity	2025 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	745,313 Sq ft	↑ 44.3%	12 Month Sales Volume	£164.65m	£15.61m
Months on Market	9.4	↑ 2.4 mo	Market Sale Price Per Area	£104/Sq ft	£46/Sq ft



4,013 Sq ft Direct Lease • £4.00/Sq ft Achieved Rent

116-118 Peet St, Derby DE22 3RG

Industrial Space

Lease Summary

Size Leased (% of Building)	4,013 Sq ft (100%)
Signed	14 January 2025
Achieved Rent (Annual)	£4.00/Sq ft/Year (£16,052)
Lease Type	Direct, New Lease
Term	7 Years
Tenant	MyDeco
Floor/Suite	GRND, 118



Lease Details

Move In	14 January 2025	Space Use	Industrial
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Contacts

Type	Company	Location	Phone
Leasing Company	Omeeto Ltd	Beeston, NTT	01332 840328
Contacts	Ruby Scott-Mullen 07398 390967		

Building Overview

CoStar Rating	★ ★ ☆ ☆ ☆	Type	Retail
Building Class	C	Built	1910
Size	4,013 Sq ft	Tenancy	Multi
Market	Derby	Submarket	City of Derby
Location Type	Suburban		

Market Conditions

Vacancy Rates	2025 Q1	YOY	Market Asking Rent per Area	2025 Q1	YOY
Subject Property	0.0%		Subject Property	£21.67/Sq ft	↑ 0.1%
Submarket 1-3 Star	3.1%	↑ 0.7%	Submarket 1-3 Star	£20.13/Sq ft	↑ 0.4%
Market Overall	3.4%	↑ 1.0%	Market Overall	£18.11/Sq ft	↑ 0.4%
Submarket Leasing Activity	2025 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	159,259 Sq ft	↑ 116.9%	12 Month Sales Volume	£25.65m	£76.12m
Months on Market	11.9	↓ 0 mo	Market Sale Price Per Area	£79/Sq ft	£198/Sq ft



5,121 Sq ft Direct Lease • £7.52/Sq ft FRI Achieved Rent

Parcel Ter, Derby DE1 1LY

Industrial Space

Lease Summary

Size Leased (% of Building)	5,121 Sq ft (19.3%)
Signed	7 January 2025
Achieved Rent (Annual)	£7.52/Sq ft/Year (£38,510)
Asking Rent (Annual)	£7.52/Sq ft/Year (£38,510)
Service Type	Fully Repairing and Insuring
Rent Free	6 Months At Start
Lease Type	Direct, New Lease
Term	10 Years
Commencement	7 January 2025
Tenant	Angling Direct
Floor/Suite	GRND, B4
Landlord	Bassi Properties Ltd



Lease Details

Move In	7 January 2025	Expiry	6 January 2035
Space Use	Industrial	Use Class	B2 (General Industrial)
Termination	7 January 2030		

Listed Space Summary

Asking Rent	£7.52/Sq ft/Year	Time On Market	1 Year 9 Months
Time Vacant	1 Year 9 Months	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	BB&J Commercial	Derby, DBY	01332 292825
Contacts	Graham Bancroft 01332 292825		

Building Overview

CoStar Rating	★★★★☆	Type	Manufacturing
Building Class	B	Built	2020
Size	26,513 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Core
Location Type	Suburban		
Parking Spaces	2.37/1,000 Sq ft; 60 Surface Spaces; Industrial Trailer Spaces Available		



Market Conditions

Vacancy Rates	2025 Q1	YOY	Market Asking Rent per Area	2025 Q1	YOY
Subject Property	0.0%	↓ -48.5%	Subject Property	£8.37/Sq ft	↑ 3.1%
Submarket 3-5 Star	5.2%	↑ 2.1%	Submarket 3-5 Star	£7.90/Sq ft	↑ 4.3%
Market Overall	4.8%	↑ 0.6%	Market Overall	£7.54/Sq ft	↑ 4.4%

Submarket Leasing Activity	2025 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	745,313 Sq ft	↑ 44.3%	12 Month Sales Volume	£164.65m	£15.61m
Months on Market	9.4	↑ 2.4 mo	Market Sale Price Per Area	£104/Sq ft	£46/Sq ft



2,195 Sq ft Direct Lease • £7.52/Sq ft Asking Rent

Units 6-9 Parcel Ter, Derby DE1 1LY

Industrial Space

Lease Summary

Size Leased (% of Building)	2,195 Sq ft (21.4%)
Signed	6 January 2025
Asking Rent (Annual)	£7.52/Sq ft/Year (£16,506)
Lease Type	Direct, New Lease
Commencement	5 February 2025
Floor/Suite	GRND



Lease Details

Move In	5 February 2025	Space Use	Industrial
Use Class	B8 (Storage and Distribution)		

Listed Space Summary

Asking Rent	£7.52/Sq ft/Year	Time On Market	3 Months 11 Days
Time Vacant	3 Months 4 Days	Condition	Average

Contacts

Type	Company	Location	Phone
Leasing Company	Salloway Property Consultants Limited	Derby, DBY	01332 298000
Contacts	William Speed 01332 298000		

Building Overview

CoStar Rating	★★★★☆	Type	Warehouse
Building Class	B	Built	2008
Size	10,265 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Core
Location Type	Suburban		
Parking Spaces	Surface Spaces Available		

Market Conditions

Vacancy Rates	2025 Q1	YOY	Market Asking Rent per Area	2025 Q1	YOY
Subject Property	0.0%	0.0%	Subject Property	£8.93/Sq ft	↑ 6.8%
Submarket 2-4 Star	2.6%	↓ -0.2%	Submarket 2-4 Star	£7.97/Sq ft	↑ 4.3%
Market Overall	4.8%	↑ 0.6%	Market Overall	£7.54/Sq ft	↑ 4.4%
Submarket Leasing Activity	2025 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	745,313 Sq ft	↑ 44.3%	12 Month Sales Volume	£164.65m	£15.61m
Months on Market	9.4	↑ 2.4 mo	Market Sale Price Per Area	£104/Sq ft	£46/Sq ft



2,089 Sq ft Direct Lease • £9.57/Sq ft FRI Achieved Rent

34-36 Royal Scot Rd, Derby DE24 8AJ

Light industrial Space

Lease Summary

Size Leased (% of Building)	2,089 Sq ft (24.1%)
Signed	6 January 2025
Achieved Rent (Annual)	£9.57/Sq ft/Year (£19,992)
Service Type	Fully Repairing and Insuring
Lease Type	Direct, New Lease
Term	5 Years
Commencement	6 January 2025
Tenant	Gratton Construction Limited
Floor/Suite	GRND-1, 36



Lease Details

Move In	6 January 2025	Expiry	6 January 2030
Space Use	Light industrial		

Contacts

Type	Company	Location	Phone
Leasing Company	BB&J Commercial	Derby, DBY	01332 292825
Contacts	Graham Bancroft 01332 292825		

Building Overview

CoStar Rating	★★★★☆	Type	Light Manufacturing
Building Class	B	Built	1990
Size	8,676 Sq ft	Tenancy	Multi
Market	Derby	Submarket	Derby Core
Location Type	CBD		

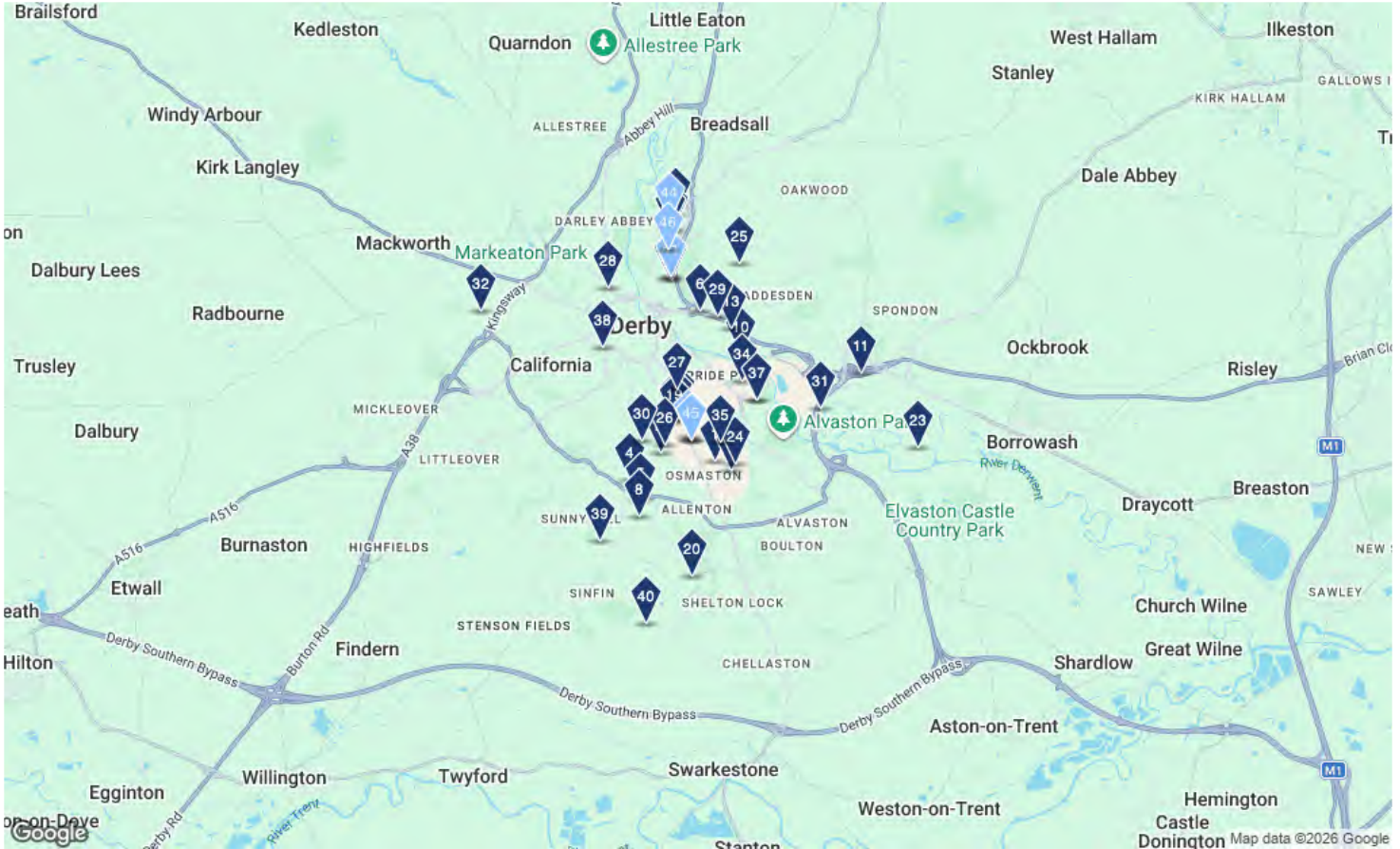
Market Conditions

Vacancy Rates	2025 Q1	YOY	Market Asking Rent per Area	2025 Q1	YOY
Subject Property	0.0%	0.0%	Subject Property	£10.51/Sq ft	↑ 4.3%
Submarket 2-4 Star	4.4%	↑ 0.7%	Submarket 2-4 Star	£7.54/Sq ft	↑ 4.5%
Market Overall	4.8%	↑ 0.6%	Market Overall	£7.54/Sq ft	↑ 4.4%
Submarket Leasing Activity	2025 Q1	YOY	Submarket Sales Activity	Current	Prev Year
12 Month Leased	747,893 Sq ft	↑ 18.8%	12 Month Sales Volume	£117.78m	£26.81m
Months on Market	9.9	↑ 0.7 mo	Market Sale Price Per Area	£85/Sq ft	£55/Sq ft

Appendix 4 – Sales Evidence: Industrial



Sale Comps Map and List



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	£140,000	£7,802,894	£751,500	£86,150,000
Sale Price Per Sq ft	£10	£103	£88	£169
Yield	5.4%	6.0%	5.9%	6.6%
Land Price Per ac	£152,918	£391,557	£1,452,310	£4,666,667
Property Attributes	Low	Average	Median	High
Building Sq ft	996 Sq ft	49,389 Sq ft	10,157 Sq ft	632,000 Sq ft
Year Built	1911	1985	1990	2025
% Leased At Sale	0.0%	41.4%	0.0%	100%
Star Rating	★☆☆☆☆ 1	★★★★☆ 2.5	★★★★☆ 2.5	★★★★★ 5

Summary Statistics exclude For Sale and In Exchange listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
1	Clifford House: Suite 32 30-36 Longbridge Ln Derby DE24 8UJ	Industrial Unit ★★★★☆	2007	4,144 Sq ft	09/03/2026	£340,000 (£82.05/Sq ft)	-

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
2	Office Unit: Suite 24 Royal Scot Rd Derby DE24 8AJ	Industrial Unit ★★★★☆☆	2008	1,686 Sq ft	06/02/2026	Not Disclosed	-
3	Wexford House Derby Training Centre, Ascot Drive Derby DE24 8GW	R&D ★★★★☆☆	1911	18,815 Sq ft (100%)	02/02/2026	£1,500,000 (£79.72/Sq ft)	6.40% Actual
4	On the East Side of Hampden St Derby DE23 8UX	Industrial ★★★★☆☆	1930	1,061 Sq ft (0%)	28/01/2026	£140,000 (£131.95/Sq ft)	-
5	1 Peak Dr Derby DE24 8EB	Industrial ★★★★☆☆ Part of a Portfolio	-	21,074 Sq ft	12/01/2026	Not Disclosed	-
6	Chequers Rd Derby DE21 6FQ	Industrial ★★★★☆☆ Part of a Portfolio	-	8,101 Sq ft	16/12/2025	Not Disclosed	-
7	Merlin Park Osmaston Rd Derby DE24 8AF	Warehouse ★★★★☆☆	2025	2,713 Sq ft	21/11/2025	Not Disclosed	-
8	Trafalgar Park Victory Rd Derby DE24 8BJ	Warehouse ★★★★☆☆	2007	45,612 Sq ft	09/10/2025	Not Disclosed	-
9	Parker Centre Mansfield Rd Derby DE21 4SZ	Service ★★★★☆☆	1994	11,646 Sq ft (0%)	17/09/2025	Not Disclosed	-
10	Node 4 Millennium Way Derby DE24 8HZ	Industrial ★★★★☆☆ Part of a Portfolio	1995	19,458 Sq ft (100%)	22/07/2025	£2,908,887 (£149.50/Sq ft)	5.50% Actual
11	Megaloughton Ln Derby DE21 7ND	Light industrial ★★★★☆☆ Part of a Portfolio	1930	7,492 Sq ft (100%)	22/07/2025	Not Disclosed	-
12	Cotton Brook Rd Derby DE23 8YJ	Warehouse ★★★★☆☆	1990	8,450 Sq ft (52.9%)	03/06/2025	£725,000 (£85.80/Sq ft)	-
13	Industrial/Warehouse Unit 4-6 Downing Rd Derby DE21 6HA	Warehouse ★★★★☆☆	1968	28,675 Sq ft (0%)	26/02/2025	£1,100,000 (£38.36/Sq ft)	-
14	Prime Industrial Park Shaftesbury St Derby DE23 8YB	Industrial ★★★★☆☆ Part of a Portfolio	1990	6,792 Sq ft	19/12/2024	Not Disclosed	6.45% Actual
15	Prime Industrial Park Shaftesbury St Derby DE23 8YB	Industrial ★★★★☆☆ Part of a Portfolio	1981	12,528 Sq ft	19/12/2024	Not Disclosed	6.45% Actual
16	Prime Industrial Park Shaftesbury St Derby DE23 8YB	Industrial ★★★★☆☆ Part of a Portfolio	1991	2,045 Sq ft	19/12/2024	Not Disclosed	6.45% Actual
17	Prime Industrial Park Shaftesbury St Derby DE23 8YB	Industrial ★★★★☆☆ Part of a Portfolio	2004	12,530 Sq ft	19/12/2024	Not Disclosed	6.45% Actual
18	Prime Industrial Park Shaftesbury St Derby DE23 8YB	Industrial ★★★★☆☆ Part of a Portfolio	1990	10,832 Sq ft	19/12/2024	Not Disclosed	6.45% Actual
19	Prime Industrial Park Shaftesbury St S Derby DE23 8YH	Industrial ★★★★☆☆ Part of a Portfolio	1970	15,000 Sq ft	19/12/2024	Not Disclosed	6.45% Actual
20	Rolls Royce Learning & Developm... Wilmore Rd Derby DE24 9BD	Manufacturing ★★★★☆☆	2000	124,540 Sq ft	14/12/2024	£10,500,000 (£84.31/Sq ft)	-

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
21	Industrial Unit: Suite 4 Mansfield Rd Derby DE21 4SZ	Multiple ★★★★☆	1990	5,967 Sq ft	11/11/2024	Not Disclosed	-
22	Jubilee Business Park 15 Jubilee Business Park Derby DE21 4BB	Warehouse ★★★★☆	1970	28,425 Sq ft (0%)	14/10/2024	£1,000,000 (£35.18/Sq ft)	-
23	Derby Commercial Park Fernhook Av Derby DE21 7HW	Distribution ★★★★☆	2014	632,000 Sq ft	11/10/2024	£86,150,000 (£136.31/Sq ft)	5.37% Actual
24	Wexford House Sandown Rd Derby DE24 8SR	Warehouse ★★☆☆☆	1988	7,453 Sq ft (100%)	20/09/2024	£500,000 (£67.09/Sq ft)	-
25	Multi-Property Sale 92-124 Wiltshire Rd Derby DE21 6EZ	Light industrial ★★★★☆ Part of a Portfolio	1990	8,213 Sq ft (0%)	11/09/2024	£435,693 (£53.05/Sq ft)	-
26	Industrial Unit: Suite 14 14-16 Cotton Brook Rd Derby DE23 8YJ	Industrial Unit ★★★★☆	1980	6,231 Sq ft	16/08/2024	£530,000 (£85.06/Sq ft)	-
27	Bateman St Derby DE23 8JL	Warehouse ★★☆☆☆	1980	23,610 Sq ft (0%)	16/08/2024	Not Disclosed	-
28	36 Lodge Ln Derby DE1 3HB	Service ★★★★☆	-	2,960 Sq ft (0%)	01/08/2024	£440,000 (£148.65/Sq ft)	-
29	Cattle Market Chequers Rd Derby DE21 6EP	Industrial ★★☆☆☆ Part of a Portfolio	1990	92,336 Sq ft	01/08/2024	Not Disclosed	-
30	68 Rutland St Derby DE23 8PR	Light Manufac- turing ★★★★☆	1930	9,483 Sq ft	30/07/2024	£260,000 (£27.42/Sq ft)	-
31	Raynesway Derby DE21 7WA	Showroom ★★★★☆	1990	20,419 Sq ft (0%)	29/07/2024	Not Disclosed	-
32	Phoenix House Greenland Av Derby DE22 4AJ	Showroom ★★☆☆☆	1980	2,132 Sq ft (0%)	16/07/2024	Not Disclosed	-
33	Jubilee Business Park 8 Jubilee Business Park Derby DE21 4BB	Warehouse ★★★★☆	1980	7,269 Sq ft (100%)	01/07/2024	£778,000 (£107.03/Sq ft)	6.61% Actual
34	Pride Park Murdoch Rd Derby DE24 8ZY	Warehouse ★★★★☆	2021	19,219 Sq ft (100%)	01/06/2024	£3,070,000 (£159.74/Sq ft)	5.50% Actual
35	Industrial Unit: Suite Travis Perkins Block C Wincanton Close Derby DE24 8NB	Industrial Unit ★★★★☆ Part of a Portfolio	1980	24,695 Sq ft	30/05/2024	£3,468,087 (£140.44/Sq ft)	-
36	Parker Industrial Estate Mansfield Rd Derby DE21 4SZ	Service ★★☆☆☆	-	3,891 Sq ft (100%)	29/04/2024	£350,000 (£89.95/Sq ft)	-
37	Office Unit: Suite 26 Royal Scot Rd Derby DE24 8AJ	Industrial Unit ★★☆☆☆	2009	1,967 Sq ft	22/04/2024	£300,000 (£152.52/Sq ft)	-
38	131a Monk St Derby DE22 3QE	Service ★★☆☆☆	-	996 Sq ft (0%)	19/04/2024	£168,000 (£168.67/Sq ft)	-
39	Sinfin Commercial Park Sinfin Ln Derby DE24 9GL	Warehouse ★★★★☆	1965	207,477 Sq ft (0%)	21/02/2024	£2,000,000 (£9.64/Sq ft)	-

Sale Comps List (Continued)

	 Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
40	Derby 507 Sinfen Moor Derby DE24 9BD	Distribution ★★★★★	2025	507,641 Sq ft	06/02/2024	£55,000,000 (£108.34/Sq ft)	-
41	Jubilee Business Park 10 Enterprise Way Derby DE21 4BB	Service ★★☆☆☆	1980	6,383 Sq ft (100%)	Pending	£750,000 (£117.50/Sq ft)	-
42	Merlin Park Osmaston Rd Derby DE24 8GG	Warehouse ★★★★☆	2025	4,650 Sq ft (0%)	Pending	£745,000 (£160.22/Sq ft)	-
43	Merlin Park Osmaston Rd Derby DE24 8GG	Warehouse ★★★★☆	2026	4,650 Sq ft (0%)	Pending	£745,000 (£160.22/Sq ft)	-
44	Industrial Unit: Suite 8 Mansfield Rd Derby DE21 4SZ	Industrial Unit ★★★★☆	1994	6,202 Sq ft	Pending	£550,000 (£88.68/Sq ft)	-
45	Merlin Park Osmaston Road Derby DE24 8AF	Warehouse ★★☆☆☆	2025	2,713 Sq ft (100%)	Pending	£425,000 (£156.65/Sq ft)	-
46	Special Offer Supplies Stores Rd Derby DE21 4BD	Warehouse ★★☆☆☆	1998	65,739 Sq ft	Pending	Not Disclosed	-



30-36 Longbridge Ln - Clifford House

Derby DE24 8UJ (Derbyshire County) - Derby Core Submarket



Industrial Condo



Sale Summary

Unit	32, GRND Floor	Sale Price	£340,000 (£82.05/Sq ft)
Sold	09/03/2026	Price Status	Confirmed
Unit Size	4,144 Sq ft	Sale Comp Status	Research Complete
Built	2007	Sale Comp ID	7574941

Contacts

Type	Name	Location	Phone
Actual Buyer	Investacc Pension Administration Limited	Carlisle, GBR CA2 7AF	01228 538988
Actual Seller	Deveron Estates Ltd	Birmingham, GBR B12 8EA	-
Listing Agent	FHP Property Consultants	Derby, GBR DE1 3QT	01332 343222
Contacts	Corbin Archer 07929 716330, Harry Gamble 07398 443828		

Transaction Details

Sale Date	09/03/2026	Time On Market	1 Year 9 Months
Sale Price	£340,000 (£82.05/Sq ft)	Hold Period	95 Months
Sale Type	Owner User		

Transaction Notes

Unit 32 Longbridge Lane, Derby covering 2,712 sq ft was sold on a freehold basis for £340,000.

The transaction involved Deveron Estates as the seller and InvestAcc Pension Administration Ltd as the buyer.

The above has been verified by listing agent.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
09/03/2026	£340,000 (£82.05/Sq ft)	Owner User	Investacc Pension Administration Limited	Deveron Estates Ltd
25/04/2018	£200,000 (£67.02/Sq ft)	Owner User	Derbyshire Investments (UK) Limited	-



Sale History (Continued)

Sale Date	Price	Sale Type	Buyer	Seller
21/12/2017	£175,000 (£75.92/Sq ft)	Owner User	-	-

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Modula Electric	GRND	2,985	-	Jul 2019	-
Premier Process	GRND	2,974	-	Aug 2025	Aug 2030
FCL Apex Surgical	GRND	1,200	-	Mar 2023	-
Tatem Limited	GRND	1,200	1	Mar 2018	-

Showing 4 of 4 Tenants

Property Details

Tenancy	Multi	Levellers	None
Drive Ins	6 total	Power	3p
Parking Spaces	0.74/1,000 Sq ft; 7 Surface Spaces		

Amenities

- | | | | |
|---------------------------------|-------------------|-------------------|-------------------|
| • Energy Performance Rating - D | • Security System | • Security System | • Security System |
| • Skylights | • Skylights | • Storage Space | • Storage Space |
| • Yard | • Yard | | |



Royal Scot Rd - Pride Park

Derby DE24 8AJ (Derbyshire County) - Derby Central Submarket



Industrial Condo



Sale Summary

Unit	24, GRND Floor	Sale Price	Not Disclosed
Sold	06/02/2026	Sale Comp Status	Research Complete
Unit Size	1,686 Sq ft	Sale Comp ID	7518473
Built	2008		

Contacts

Type	Name	Location	Phone
Recorded Seller	Bftau Properties Ltd	London, GBR NW1 7SN	-
Listing Agent	Omeeto Ltd	Beeston, GBR NG9 2NH	01332 840328
Contacts	Ruby Scott-Mullen 07398 390967, Chris Wright 07471 072799		

Transaction Details

Sale Date	06/02/2026	Time On Market	6 Months
Sale Price	Not Disclosed	Hold Period	217 Months
Sale Type	Owner User		

Transaction Notes

Bftau Properties Ltd disposed 24 Royal Scot Road in Derby, comprising 1,686 sq ft of industrial space, to a private buyer for an undisclosed sum. The property was vacant at the time of sale.

The property was on the market with a guide price of £300,000.

The information in the comparable has been verified by the listing agent.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
06/02/2026	Not Disclosed	Owner User	-	Bftau Properties Ltd



Royal Scot Rd - Pride Park

Derby DE24 8AJ (Derbyshire County) - Derby Central Submarket



Industrial Condo

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Midlands Homecare	GRND	1,252	-	Jul 2024	Jul 2027
Siemens Mobility	GRND	1,248	8	Jun 2022	-

Showing 2 of 2 Tenants

Property Details

Centre	Pride Park	Floors	2
Location	CBD	Typical Floor	1,800 Sq ft
Tenancy	Multi	Building Class	B
Owner Occupied	No	Construction	Steel
Parking Spaces	2.53/1,000 Sq ft; 10 Surface Spaces; Covered Spaces Available		

Amenities

- | | | | |
|---------------------|--------------------|--------------------|--------------------|
| • 24 Hour Access | • Air Conditioning | • Air Conditioning | • Air Conditioning |
| • Controlled Access | • Roller Shutters | • Storage Space | • Storage Space |



Derby Training Centre, Ascot Drive - Wexford House

Derby DE24 8GW (Derbyshire County) - Derby Core Submarket



R&D



Sale Summary

Sold	02/02/2026	Land Area	1.35 ac/58,806 Sq ft
Sale Price	£1,500,000 (£79.72/Sq ft)	Net Initial Yield	6.40%
NIA (% Leased)	18,815 Sq ft (100%)	Sale Comp Status	In Progress
Price Status	Confirmed	Sale Comp ID	7570983
Built	1911	Parcel Numbers	DY288444

Contacts

Type	Name	Location	Phone
Actual Seller	JT Ltd	Orpington, GBR BR6 0JS	0800 085 2308
Listing Agent	MK2 Real Estate Ltd	Birmingham, GBR B3 2EE	0121 214 1970
Contacts	Max Sowter 07778 720516, Mark Johnson 07748 105812		

Transaction Details

Sale Date	02/02/2026	Sale Type	Investment
Sale Price	£1,500,000 (£79.72/Sq ft)	Time On Market	6 Months 10 Days
Land Price	£1,111,111/ac (£25.51/Sq ft)	Hold Period	20+ Years
Parcel Number	DY288444, DY430677		

Transaction Notes

Research in progress.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
02/02/2026	£1,500,000 (£79.72/Sq ft)	Investment	-	JT Ltd

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Develop	Unk	31,182	13	Aug 2008	-





Derby Training Centre, Ascot Drive - Wexford House

Derby DE24 8GW (Derbyshire County) - Derby Core Submarket



R&D

Tenants at Sale (Continued)

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Showing 1 of 1 Tenants					

Income And Expenses

Net Operating Income	£76,800 (£4.08/ac)	Cash Flow	£76,800 (£4.08/ac)
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Property Details

Tenancy	Single	Levellers	None
Drive Ins	None	Plot ratio	0.32



Sale Summary

Sold	28/01/2026	Land Area	0.03 ac/1,307 Sq ft
Sale Price	£140,000 (£131.95/Sq ft)	Sale Comp Status	Research Complete
NIA (% Leased)	1,061 Sq ft (0%)	Sale Comp ID	7543840
Price Status	Confirmed	Sale Conditions	Auction Sale +1
Built	1930		

Contacts

Type	Name	Location	Phone
Buyer Agent	None on the deal	-	-
Listing Agent	Town & Country Property Auctions	Chester, GBR CH4 9QR	0800 334 5090
Contacts	Lloyd Marsden 0800 334 5090		

Transaction Details

Sale Date	28/01/2026	Sale Type	Investment
Sale Price	£140,000 (£131.95/Sq ft)	Time On Market	16 Days
Land Price	£4,666,667/ac (£107.13/Sq ft)	Hold Period	20+ Years
Sale Conditions	Auction Sale, Redevelopment Project		
Parcel Number	DY298556		

Transaction Notes

Lot 9 has sold at the Town & Country Property Auctions online on 28th of January 2026.

The seller sold the 1,061 square foot freehold property for £140,000.

The property was vacant at the time of sale.

The property had a guide price of £25,000 - £50,000 + fees.

All information the comparable has been verified by the listing agent.



Sale History

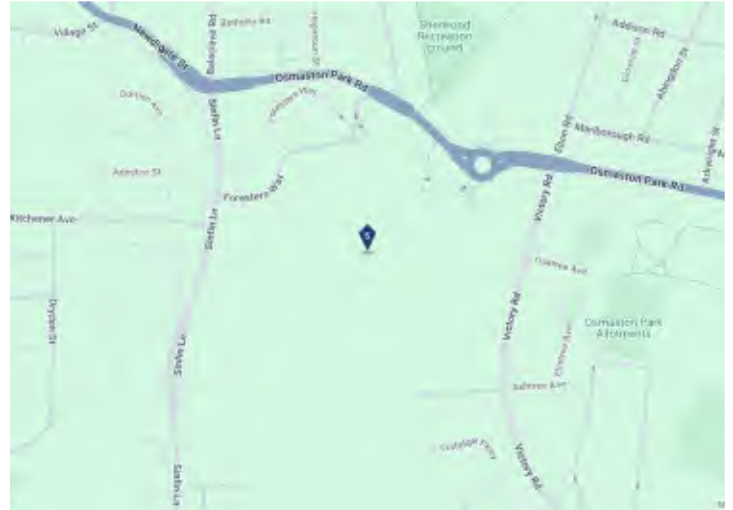
Sale Date	Price	Sale Type	Buyer	Seller
28/01/2026	£140,000 (£131.95/Sq ft)	Investment	-	-

Property Details

Tenancy	Single	Levellers	None
Drive Ins	None	Plot ratio	0.81

Amenities

- Storage Space
- Storage Space



Sale Summary

Sold	12/01/2026	Sale Comp Status	In Progress
Sale Price	£3,700,000	Sale Comp ID	7483888
NIA	21,074 Sq ft	Parcel Numbers	DY539425
Price Status	Confirmed		

Contacts

Type	Name	Location	Phone
Actual Buyer	Rotherhill Developments Ltd	Melton Mowbray, GBR LE13 0PB	01476 861797
Buyer Agent	AP Investment	Birmingham, GBR B16 8PE	07798 656360
Contacts	Andy Price 07798 656360		
Recorded Seller	Central Midlands Estates Limited	Lichfield, GBR WS136RH	-
Listing Agent	Colliers	Birmingham, GBR B3 3AG	0121 265 7500
Contacts	Ben Wisher 07436 099850		

Transaction Details

Sale Date	12/01/2026	Sale Type	Investment
Sale Price	£3,700,000 (£85.24/Sq ft)		
Parcel Number	DY539425		

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
12/01/2026	£3,700,000 (£85.24/Sq ft)	4 Property Portfolio	Rotherhill Developments Ltd	Central Midlands Estates Limited

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Sainsbury's	1	4,500	-	Nov 2025	-

Showing 1 of 1 Tenants



Property Details

Drive Ins	None	Levellers	None
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Chequers Rd @ Pentagon Island (Part of a 2-Property Portfolio)

Derby DE21 6FQ (Derbyshire County) - Derby Core Submarket



Service



Sale Summary

Sold	16/12/2025	Sale Comp Status	In Progress
Sale Price	£5,300,000	Sale Comp ID	7592028
NIA	8,101 Sq ft	Parcel Numbers	DY255145
Price Status	Full Value	Sale Conditions	Bulk/Portfolio Sale

Contacts

Type	Name	Location	Phone
Recorded Buyer	Sohal Investment Holdings Ltd	Birmingham, GBR B18 4JA	-
Recorded Seller	Motorpoint Limited	Derby, GBR DE21 6LY	-
Actual Seller	Motorpoint	Burnley, GBR BB12 6EH	01282 882121

Transaction Details

Sale Date	16/12/2025	Recording Date	13/01/2026
Sale Price	£5,300,000 (£149.67/Sq ft)	Document Number	DY255145
Sale Conditions	Bulk/Portfolio Sale		
Parcel Number	DY255145		

Transaction Notes

Research in progress

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
16/12/2025	£5,300,000 (£149.67/Sq ft)	2 Property Portfolio	Sohal Investment Holdings Ltd	Motorpoint

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Pompadour	GRND	5,835	-	-	-



Chequers Rd @ Pentagon Island (Part of a 2-Property Portfolio)

Derby DE21 6FQ (Derbyshire County) - Derby Core Submarket



Service

Tenants at Sale (Continued)

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Capital Hair & Beauty	GRND	2,266	10	Apr 2023	-

Showing 2 of 2 Tenants

Property Details

Tenancy	Multi	Levellers	None
Drive Ins	1 total/7' w x 8' h	Crane	None
Docks	None		
Parking Spaces	3.08/1,000 Sq ft; 18 Surface Spaces		

Amenities

- Bus Route
- Storage Space
- Storage Space



Osmaston Rd - Merlin Park

Derby DE24 8AF (Derbyshire County) - Derby Core Submarket



Warehouse



Sale Summary

Sold	21/11/2025	Land Area	2.54 ac/110,642 Sq ft
Sale Price	Not Disclosed	Sale Comp Status	Research Complete
NIA	2,713 Sq ft	Sale Comp ID	7414814
Built	2025		

Contacts

Type	Name	Location	Phone
Actual Seller	Ivygrove Developments	Derby, GBR DE21 4SX	01332 343247
Listing Agent	Salloway Property Consultants Limited	Derby, GBR DE24 8AJ	01332 298000
Contacts	Hugo Beresford 07976 382850, William Speed 01332 298000		

Transaction Details

Sale Date	21/11/2025	Time On Market	1 Year 1 Month
Sale Price	Not Disclosed	Hold Period	10 Months
Sale Type	Owner User		
Parcel Number	DY7151, DY588060		

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
21/11/2025	Not Disclosed	Owner User	-	Ivygrove Developments

Property Details

Tenancy	Single	Clear Height	24'
Drive Ins	None	Plot ratio	0.02
Levellers	None		



Victory Rd - Trafalgar Park

Derby DE24 8BJ (Derbyshire County) - Derby Core Submarket



Warehouse



Sale Summary

Sold	09/10/2025	Land Area	1.74 ac/75,794 Sq ft
Sale Price	Not Disclosed	Sale Comp Status	In Progress
NIA	45,612 Sq ft	Sale Comp ID	7366841
Built	2007		

Contacts

Type	Name	Location	Phone
Recorded Seller	Clowes Developments (UK) Ltd	Brailsford, GBR DE6 3BU	01335 360353
Actual Seller	Clowes Developments	Ashbourne, GBR DE6 3FA	01335 360353
Listing Agent	Salloway Property Consultants Limited	Derby, GBR DE24 8AJ	01332 298000
Contacts	Chris Keogh 07377 135765, William Speed 01332 298000		

Transaction Details

Sale Date	09/10/2025	Time On Market	1 Year 5 Months
Sale Price	Not Disclosed	Hold Period	225 Months
Sale Type	Owner User		
Parcel Number	DY425951		

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
09/10/2025	Not Disclosed	Owner User	-	Clowes Developments

For Lease At Sale

Number of Spaces	3	Asking Rent	Withheld
Smallest Space	8,981 Sq ft	Service Type	Fully Repairing and Insuring
Max Contiguous	27,493 Sq ft	Industrial Available	45,612 Sq ft
Total Available	45,612 Sq ft		



Property Details

Tenancy	Multi	Levellers	None
Drive Ins	4 total	Clear Height	25'1"
Docks	None	Plot ratio	0.60
Parking Spaces	0.59/1,000 Sq ft; 27 Surface Spaces		

Amenities

- | | | | |
|---|--|--|--|
| <ul style="list-style-type: none">• 24 Hour Access• Fenced Lot• Security System• Storage Space | <ul style="list-style-type: none">• Air Conditioning• Roller Shutters• Signage• Storage Space | <ul style="list-style-type: none">• Air Conditioning• Security System• Smoke Detector• Yard | <ul style="list-style-type: none">• Air Conditioning• Security System• Smoke Detector• Yard |
|---|--|--|--|



Mansfield Rd - Parker Centre

Derby DE21 4SZ (Derbyshire County) - Derby Core Submarket



Service



Sale Summary

Sold	17/09/2025	Land Area	0.25 ac/10,679 Sq ft
Sale Price	Not Disclosed	Sale Comp Status	Research Complete
NIA (% Leased)	11,646 Sq ft (0%)	Sale Comp ID	7428345
Built	1994		

Contacts

Type	Name	Location	Phone
Recorded Seller	Cooper Consultancy Derby Ltd	Morley, GBR DE7 6DJ	-
Recorded Seller	Cooper Consultancy Derby Ltd	Ilkeston, GBR DE7 6DJ	-
Listing Agent	David Brown Commercial	Derby, GBR DE1 3GA	01332 200232
Contacts	Ashley Elliott 01332 200232		

Transaction Details

Sale Date	17/09/2025	Time On Market	3 Months 21 Days
Sale Price	Not Disclosed	Hold Period	20+ Years
Sale Type	Owner User		
Parcel Number	DY250124, DY253412		

Transaction Notes

Mansfield Road was sold to a private buyer in September 2025.

The listing agents were selling on behalf of Cooper Consultancy Derby LTD.

The information has been verified by the listing agent.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
17/09/2025	Not Disclosed	Owner User	-	Cooper Consultancy Derby Ltd



Mansfield Rd - Parker Centre

Derby DE21 4SZ (Derbyshire County) - Derby Core Submarket



Service

Property Details

Tenancy	Multi	Clear Height	15'7"
Drive Ins	2 total/7' w x 13' h	Crane	None
Docks	None	Plot ratio	1.09
Levellers	None		
Parking Spaces	0.86/1,000 Sq ft; 10 Surface Spaces		

Amenities

- | | | | |
|-------------------|-------------------|-------------------|-------------------|
| • Roller Shutters | • Security System | • Security System | • Security System |
| • Signage | • Storage Space | • Storage Space | • Yard |
| • Yard | | | |



Sale Summary

Sold	22/07/2025	Net Initial Yield	5.50%
Sale Price	£2,908,887 (£149.50/Sq ft)	Sale Comp Status	Research Complete
NIA (% Leased)	19,458 Sq ft (100%)	Sale Comp ID	7265698
Price Status	Allocated	Parcel Numbers	DY381710
Built	1995	Sale Conditions	Bulk/Portfolio Sale
Land Area	0.75 ac/32,670 Sq ft		

Contacts

Type	Name	Location	Phone
Actual Buyer	Columbia Threadneedle Investments	London, GBR EC4N 6HL	020 7464 5000
Buyer Agent	TT&G Partners	London, GBR W1S 2PD	020 7495 5550
Contacts	Alastair Tyrrell 07841 783543, Ben Goodberry 07799 038391, Sam Whitaker 07471 013053		
Recorded Seller	G & W Properties Ltd	Derby, GBR DE24 8HZ	-
Listing Agent	Montagu Evans LLP	London, GBR EC3A 8BE	020 7493 4002
Contacts	Tom Paton-Smith 07818 012440		

Transaction Details

Sale Date	22/07/2025	Sale Type	Investment
Sale Price	£2,908,887 (£149.50/Sq ft)	Hold Period	20+ Years
Land Price	£3,878,516/ac (£89.04/Sq ft)	Document Number	WYK891820
Sale Conditions	Bulk/Portfolio Sale		
Parcel Number	DY381710		

Transaction Notes

Entities affiliated with Node4 have sold a portfolio of three data centres to an institutional client of Columbia Threadneedle for £13.5 million, reflecting a net initial yield of 5.5%.

CoStar notes that Node4 secured Providence Equity Partners as a principal investor in 2021, but it is not known if they were the primary investor in these holdings.

Transaction Notes (Continued)

The purchaser's agent reported a slightly lower sale price of £13.2 million, a discrepancy that remains unresolved. CoStar has adopted the financial figures provided by the listing agent.

- Portfolio Overview:
1. Node4, Lower Farm Road, Northampton
Capacity: 720 racks
Size: 46,712 sq. ft
2. Node4, Pope Street, Wakefield
Capacity: 330 racks
Size: 26,953 sq. ft
3. Node4, Millennium Way, Derby
Capacity: 330 racks
Size: 23,541 sq. ft

All three facilities benefit from strong regional connectivity, particularly via the M1 motorway corridor, enhancing their strategic value. At the time of the sale, there portfolio generated a gross income of £808,032 per annum with a weighted average unexpired lease term of approximately 9 years until expiry.

Node4 will continue to operate the sites under a 15-year lease. This lease has not been considered as a traditional sale leaseback and is being researched further.

According to third-party sources, Columbia Threadneedle views the acquisition as a timely entry into a growth-oriented infrastructure asset class. For Node4, the sale enables the redeployment of capital into its core service-based offerings, aligning with its long-term strategic focus.

Both parties were represented by agents who confirmed the sale price, size, and parties. The vendor's agent also verified the net initial yield.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
22/07/2025	£13,500,000 (£156.29/Sq ft)	3 Property Portfolio	Columbia Threadneedle In-vestments	G & W Properties Ltd

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Node4	GRND-1	19,457	-	May 2013	May 2028

Showing 1 of 1 Tenants

Income And Expenses

Gross Rental Income	£808,032 (£9.35/ac)	Cash Flow	£681,750 (£7.89/ac)
Effective Gross Income	£808,032 (£9.35/ac)	Total Expenses	£126,282 (£1.46/ac)
Net Operating Income	£681,750 (£7.89/ac)		

Property Details

Tenancy	Single	Levellers	None
Drive Ins	None	Plot ratio	0.60
Parking Spaces	2.04/1,000 Sq ft; 48 Surface Spaces		



Sale Summary

Sold	22/07/2025	Land Area	6.64 ac/289,211 Sq ft
Sale Price	£2,302,789	Sale Comp Status	Research Complete
NIA (% Leased)	7,492 Sq ft (100%)	Sale Comp ID	7265780
Price Status	Full Value	Parcel Numbers	DY497692
Built	1930	Sale Conditions	Bulk/Portfolio Sale +1

Contacts

Type	Name	Location	Phone
Recorded Buyer	Ivygrove Developments	Derby, GBR DE21 4SX	01332 343247
Actual Buyer	Ivygrove Group	Derby, GBR DE21 4SX	01332 943818
Buyer Agent	Salloway Property Consultants Limited	Derby, GBR DE24 8AJ	01332 298000
Recorded Seller	Albert Looms (Holdings) Ltd	Derby, GBR DE21 7ND	-
Listing Agent	Innes England Ltd	Derby, GBR DE24 8JN	01332 362244

Transaction Details

Sale Date	22/07/2025	Hold Period	20+ Years
Sale Price	£2,302,789 (£93.51/Sq ft)	Recording Date	13/08/2025
Sale Type	Investment	Document Number	DY497692
Sale Conditions	Bulk/Portfolio Sale, Redevelopment Project		
Parcel Number	DY497692		

Transaction Notes

Albert Looms (Holdings) Ltd sold the freehold interest in this 24,627 portfolio to Ivygrove Group for £2,302,789. The properties were fully leased at the time of sale.

The new development, to be known as 'Looms Business Park', will provide up to 20 industrial premises ranging in size from 2,000 to 20,000 sq ft, which will be available in 2026 to either buy or lease.

All information in the comparable has been verified by the buyer, and listing agent.



Sale History

Sale Date	Price	Sale Type	Buyer	Seller
22/07/2025	£2,302,789 (£93.51/Sq ft)	4 Property Portfolio	Ivygrove Group	Albert Looms (Holdings) Ltd

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Spondon Autotec	GRND	7,452	-	Jul 2024	-

Showing 1 of 1 Tenants

Property Details

Drive Ins	2 total	Plot ratio	0.03
Levellers	None		
Parking Spaces	1.55/1,000 Sq ft; 11 Surface Spaces		



Cotton Brook Rd

Derby DE23 8YJ (Derbyshire County) - Derby Core Submarket



Warehouse



Sale Summary

Sold	03/06/2025	Built	1990
Sale Price	£725,000 (£85.80/Sq ft)	Land Area	0.38 ac/16,553 Sq ft
NIA (% Leased)	8,450 Sq ft (52.9%)	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7230074

Contacts

Type	Name	Location	Phone
Recorded Buyer	Manston Investments Limited	Ashby De La Zouch, GBR LE65 1HS	-
Buyer Agent	Salloway Property Consultants	Burton Upon Trent, GBR DE14 1NG	01283 500030
Contacts	Phillip Randle 07970 293740		
Listing Agent	NG Chartered Surveyors	Nottingham, GBR NG12 4DG	0115 958 8599
Contacts	Thomas Szymkiw 07564 580300, Charlotte Steggles 07954 996197		

Transaction Details

Sale Date	03/06/2025	Sale Type	Investment
Sale Price	£725,000 (£85.80/Sq ft)	Hold Period	20+ Years
Land Price	£1,907,895/ac (£43.80/Sq ft)	Document Number	DY332728
Parcel Number	DY332728, DY562106		

Transaction Notes

A private individual sold the freehold of this 8,450 square foot industrial building for £750,000 to Manston investments on 3rd of June 2025. The property was partly occupied at the time of the sale by a single tenant.

The buyer purchased the property for investment purposes.

The Information for this sale has been verified by the listing agent.



Cotton Brook Rd

Derby DE23 8YJ (Derbyshire County) - Derby Core Submarket



Warehouse

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
03/06/2025	£725,000 (£85.80/Sq ft)	Investment	Manston Investments Limited	-

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Alliance Automotive UK LV Ltd	GRND	4,468	-	Dec 2023	Dec 2033

Showing 1 of 1 Tenants

Property Details

Tenancy	Multi	Clear Height	5'5"
Drive Ins	None	Plot ratio	0.51
Levellers	None		
Parking Spaces	Surface Spaces Available		



4-6 Downing Rd - Industrial/Warehouse Unit

Derby DE21 6HA (Derbyshire County) - Derby Core Submarket



Sale Summary

Sold	26/02/2025	Built	1968
Sale Price	£1,100,000 (£38.36/Sq ft)	Land Area	0.48 ac/21,124 Sq ft
NIA (% Leased)	28,675 Sq ft (0%)	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7071592

Contacts

Type	Name	Location	Phone
Buyer Agent	None on the deal	-	-
Listing Agent	FHP Property Consultants	Nottingham, GBR NG1 5BG	0115 950 7577
Contacts	Tim Gilbertson 07887 787893		
Listing Agent	FHP Property Consultants	Derby, GBR DE1 3QT	01332 343222
Contacts	Darran Severn 07917 460031		

Transaction Details

Sale Date	26/02/2025	Sale Type	Owner User
Sale Price	£1,100,000 (£38.36/Sq ft)	Time On Market	9 Months 3 Days
Land Price	£2,268,322/ac (£52.07/Sq ft)	Hold Period	107 Months
Parcel Number	DY71791, DY259070		

Transaction Notes

A private seller sold the freehold interest in this 28,675 square feet industrial building to a private buyer for £1,100,000.

The property was vacant at the time of sale.

The property was on the market since May 2024 with an initial asking price of £1,250,000.

The buyer required the space due to expansion.

The information in the comparable has been verified by the listing agent.



Sale History

Sale Date	Price	Sale Type	Buyer	Seller
26/02/2025	£1,100,000 (£38.36/Sq ft)	Owner User	-	-
01/03/2016	Not Disclosed	Owner User	-	Falcon Property Trust

Property Details

Tenancy	Single	Levellers	None
Drive Ins	2 total/8' w x 12' h	Crane	None
Docks	None	Plot ratio	1.36
Parking Spaces	0.21/1,000 Sq ft; 6 Surface Spaces		

Amenities

• Fenced Lot	• Roller Shutters	• Security System	• Security System
• Security System	• Yard	• Yard	



Sale Summary

Sold	19/12/2024	Land Area	0.25 ac/10,890 Sq ft
Sale Price	£671,300,000	Net Initial Yield	6.45%
NIA	6,792 Sq ft	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7027491
Built	1990	Parcel Numbers	DY109682 +3

Contacts

Type	Name	Location	Phone
Recorded Buyer	AGLP Nominee 1 Ltd	London, GBR EC3M 5AG	-
Recorded Buyer	AGLP Nominee 2 Ltd	London, GBR EC3M 5AG	-
Actual Buyer	TPG Europe, LLP	London, GBR W1K 6AF	020 7544 6500
Buyer Agent	None on the deal	-	-
Actual Seller	M&G Real Estate	London, GBR EC3M 5AG	020 7626 4588
Listing Agent	Newmark	London, GBR W1T 3JJ	020 7493 3338
Contacts	John Rodgers 07810 307422, William Strachan 07929 885859		

Transaction Details

Sale Date	19/12/2024	Hold Period	20+ Years
Sale Price	£671,300,000 (£120.23/Sq ft)	Document Number	SX57086
Sale Type	Investment		
Parcel Number	DY109682, DY190287, DY464788, DY510239		

Transaction Notes

M&G Real Estate (M&G) With Profits Fund and TPG Real Estate, agreed to a new joint venture with TPG to manage & grow the 'Active Growth Logistics Partnership' (AGLP). The partnership was formed with TPG Real Estate acquiring 50% equity interest in AGLP from M&G, with M&G retaining 50% and remaining as asset manager. Whether M&G's holding is within the fund is not known and it is been tracked as a full sale and not a partial interest as a result.

The joint venture of AGLP/ KING now owns a portfolio comprising of 59 business parks with a start valuation of £671.3m. A price at this level reflects a net initial yield of 6.45%.

Transaction Notes (Continued)

The multi-let portfolio measures at 6 million square feet and is occupied by 630 businesses in various locations within the UK. The vendor agency representative confirmed a total square footage of 5,893,328, yet CoStar have 6,383,186 listed, the difference is yet to be clarified.

The assets are listed below:

1. Watford Odhams Trading Estate WD24 7RY.
2. Sidcup, Klinger Ind. Park DA14 5AH.
3. Woodford Green, Anderson Road Ind. Estate IG8 8EY
4. Hayes, Swallowfield Centre UB3 1AW
5. Croydon, Pioneers Ind. Park CRO 4XY
6. Harlow Mead Park Ind. Estate CM20 2SE
7. Southampton, Griffin Ind. Park SO40 3SH
8. Hemel Hempstead, Spring Park HP2 7ER
9. Milton Keynes, Mill Park MK12 5TT
10. Milton Keynes, Dawson Road 1-16 & Clarke Road 1-7 MK1 1LG
11. Basildon, Seax Court SS15 6SW
12. Didcot, Didcot Park OX11 7HB
13. Stevenage, Whitworth Road Estate SG1 4QS
14. Lancing, Peter Road Ind. Estate BN15 8TH
15. Fleet, Waterfront Business Park GU51 3QY
16. Alton, Mill Lane Ind. Estate GU34 2QA
17. Bracknell, Bracknell Business Centre RG12 1QS
18. Andover, Mayfield Avenue Ind. Estate SP11 8HU
19. Bordon, Bordon Trading Estate U35 9HH
20. Leighton Buzzard, Commerce Way Ind. Estate LU7 4RW
21. Hailsham, Oakwood Business Park BN27 4AH
22. Bristol, St Andrews Trading Estate BS11 9YE
23. Avonbank, Avonbank Ind. Estate BS11 9DE
24. Tewkesbury, Units 500-800 Ashchurch Business Park GL20 8TD
25. Tewkesbury, Ashchurch Business Centre GL20 8NB
26. Swindon, Oak Tree Business Centre SN3 4TX
27. Swansea, Ashmount Business Park SA6 8QR
28. Alfreton, Alfreton Trading Estate DE55 4LS
29. Alfreton, Ecclesbourne Park Indu. Estate DE55 4RF
30. Northampton, Edgemoor Close Ind. Estate (7-12) NN3 8RG
31. Derby, Prime Ind. Park DE23 8YB
32. West Bromwich Kelvin Way B70 7TP
33. Aston, Chester Street 85, 91-95 B6 4AE
34. Tipton, Bloomfield Park, DY4 9AH
35. Tipton, Hale Trading Estate, DY4 7PQ
36. Telford, Haybrook Ind. Estate TF7 4QW
37. Birmingham, Kings Norton Trading Estate B38 9TS
38. Cradley Heath, Corngreaves Trading Estate B64 7BJ
39. Cannock, Virage Park WS11 0NH
40. Newcastle-under-Lyme, Lymedale Cross Ind. Estate ST5 9BT
41. Leeds, Millennium Way - Park 2000 LS11 5AL
42. Leeds, Maple & Confederation Park LS12 6HH
43. Halifax, Halifax Ind. Estate HX1 5RW
44. St Helens, Haydock Ind. Estate WA11 9XE
45. Altricham, Hanover Road Ind. Estate WA14 5RX
46. Bolton, Wingates Ind. Park BL5 3XU
47. Liverpool, Liver Ind. Estate L9 7ES



Transaction Notes (Continued)

48. Stockport, Cromwell Trading Estate SK6 2RF
49. Darlington, Morton Park Way DL1 4PG
50. Newton Aycliffe, Angels Close Ind. Estate DL5 6XQ
51. Newton Aycliffe, Central Park Ind. Estate & Redworth Way DL5 6XQ
52. Glasgow, Baillieston Distribution Centre G69 6UL
53. East Kilbride, Langlands Place G75 0FY
54. Edinburgh, South Gyle Crescent (24) EH12 9EB
55. Oxford, Fenchurch Court OX4 6ZN
56. Croydon, Progress Ind. Park CR0 4XD
57. Coventry, Cross Point Business Park CV2 2TU
58. Croydon, Alpha 23 CR0 4XG
59. West Thurrock, Waterglade Ind. Estate RM20 3FJ

New financing was obtained in conjunction with this transaction.

The vendor had agency representation; it is unknown whether the purchaser had agency representation.

The vendor agency representative confirmed the price size for this comparable. The price is also found on ScotLis and the HM Land Registry.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
19/12/2024	£671,300,000 (£120.23/Sq ft)	248 Property/Unit Portfolio	TPG Europe, LLP	M&G Real Estate

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Alfie Salad Ltd	GRND	6,792	-	Feb 2017	Dec 2026

Showing 1 of 1 Tenants

Property Details

Tenancy	Single	Levellers	None
Drive Ins	None	Plot ratio	0.62

Amenities

- | | | | |
|-------------------------|---------------------------------|---------------------|-------------------|
| • Bus Route | • Commuter Rail | • Controlled Access | • Courtyard |
| • Demised WC facilities | • Energy Performance Rating - D | • Fenced Lot | • Roller Shutters |
| • Security System | • Security System | • Security System | • Signage |
| • Smoke Detector | • Smoke Detector | • Storage Space | • Storage Space |



Sale Summary

Sold	19/12/2024	Land Area	0.40 ac/17,424 Sq ft
Sale Price	£671,300,000	Net Initial Yield	6.45%
NIA	12,528 Sq ft	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7027491
Built	1981	Parcel Numbers	DY150664

Contacts

Type	Name	Location	Phone
Recorded Buyer	AGLP Nominee 1 Ltd	London, GBR EC3M 5AG	-
Recorded Buyer	AGLP Nominee 2 Ltd	London, GBR EC3M 5AG	-
Actual Buyer	TPG Europe, LLP	London, GBR W1K 6AF	020 7544 6500
Buyer Agent	None on the deal	-	-
Actual Seller	M&G Real Estate	London, GBR EC3M 5AG	020 7626 4588
Listing Agent	Newmark	London, GBR W1T 3JJ	020 7493 3338
Contacts	John Rodgers 07810 307422, William Strachan 07929 885859		

Transaction Details

Sale Date	19/12/2024	Hold Period	20+ Years
Sale Price	£671,300,000 (£120.23/Sq ft)	Document Number	SX57086
Sale Type	Investment		
Parcel Number	DY150664		

Transaction Notes

M&G Real Estate (M&G) With Profits Fund and TPG Real Estate, agreed to a new joint venture with TPG to manage & grow the 'Active Growth Logistics Partnership' (AGLP). The partnership was formed with TPG Real Estate acquiring 50% equity interest in AGLP from M&G, with M&G retaining 50% and remaining as asset manager. Whether M&G's holding is within the fund is not known and it is been tracked as a full sale and not a partial interest as a result.

The joint venture of AGLP/ KING now owns a portfolio comprising of 59 business parks with a start valuation of £671.3m. A price at this level reflects a net initial yield of 6.45%.



Transaction Notes (Continued)

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4. Hayes, Swallowfield Centre UB3 1AW
5. Croydon, Pioneers Ind. Park CRO 4XY
6. Harlow Mead Park Ind. Estate CM20 2SE
7. Southampton, Griffin Ind. Park SO40 3SH
8. Hemel Hempstead, Spring Park HP2 7ER
9. Milton Keynes, Mill Park MK12 5TT
10. Milton Keynes, Dawson Road 1-16 & Clarke Road 1-7 MK1 1LG
11. Basildon, Seax Court SS15 6SW
12. Didcot, Didcot Park OX11 7HB
13. Stevenage, Whitworth Road Estate SG1 4QS
14. Lancing, Peter Road Ind. Estate BN15 8TH
15. Fleet, Waterfront Business Park GU51 3QY
16. Alton, Mill Lane Ind. Estate GU34 2QA
17. Bracknell, Bracknell Business Centre RG12 1QS
18. Andover, Mayfield Avenue Ind. Estate SP11 8HU
19. Bordon, Bordon Trading Estate U35 9HH
20. Leighton Buzzard, Commerce Way Ind. Estate LU7 4RW
21. Hailsham, Oakwood Business Park BN27 4AH
22. Bristol, St Andrews Trading Estate BS11 9YE
23. Avonbank, Avonbank Ind. Estate BS11 9DE
24. Tewkesbury, Units 500-800 Ashchurch Business Park GL20 8TD
25. Tewkesbury, Ashchurch Business Centre GL20 8NB
26. Swindon, Oak Tree Business Centre SN3 4TX
27. Swansea, Ashmount Business Park SA6 8QR
28. Alfreton, Alfreton Trading Estate DE55 4LS
29. Alfreton, Ecclesbourne Park Indu. Estate DE55 4RF
30. Northampton, Edgemoor Close Ind. Estate (7-12) NN3 8RG
31. Derby, Prime Ind. Park DE23 8YB
32. West Bromwich Kelvin Way B70 7TP
33. Aston, Chester Street 85, 91-95 B6 4AE
34. Tipton, Bloomfield Park, DY4 9AH
35. Tipton, Hale Trading Estate, DY4 7PQ
36. Telford, Haybrook Ind. Estate TF7 4QW
37. Birmingham, Kings Norton Trading Estate B38 9TS
38. Cradley Heath, Corngreaves Trading Estate B64 7BJ
39. Cannock, Virage Park WS11 0NH
40. Newcastle-under-Lyme, Lymedale Cross Ind. Estate ST5 9BT
41. Leeds, Millennium Way - Park 2000 LS11 5AL
42. Leeds, Maple & Confederation Park LS12 6HH
43. Halifax, Halifax Ind. Estate HX1 5RW
44. St Helens, Haydock Ind. Estate WA11 9XE
45. Altricham, Hanover Road Ind. Estate WA14 5RX
46. Bolton, Wingates Ind. Park BL5 3XU
47. Liverpool, Liver Ind. Estate L9 7ES



Transaction Notes (Continued)

48. Stockport, Cromwell Trading Estate SK6 2RF
49. Darlington, Morton Park Way DL1 4PG
50. Newton Aycliffe, Angels Close Ind. Estate DL5 6XQ
51. Newton Aycliffe, Central Park Ind. Estate & Redworth Way DL5 6XQ
52. Glasgow, Baillieston Distribution Centre G69 6UL
53. East Kilbride, Langlands Place G75 0FY
54. Edinburgh, South Gyle Crescent (24) EH12 9EB
55. Oxford, Fenchurch Court OX4 6ZN
56. Croydon, Progress Ind. Park CR0 4XD
57. Coventry, Cross Point Business Park CV2 2TU
58. Croydon, Alpha 23 CR0 4XG
59. West Thurrock, Waterglade Ind. Estate RM20 3FJ

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Sale History

Sale Date	Price	Sale Type	Buyer	Seller
19/12/2024	£671,300,000 (£120.23/Sq ft)	248 Property/Unit Portfolio	TPG Europe, LLP	M&G Real Estate

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Pro Teamwear UK Ltd	GRND, MEZZ	5,798	-	Jul 2015	Apr 2017
R E Farm Ltd	GRND	5,780	-	Aug 2018	Aug 2028
Johnstone's	GRND, MEZZ	5,730	-	-	-

Showing 3 of 3 Tenants

Property Details

Tenancy	Multi	Clear Height	14'8"
Drive Ins	2 total/7' w x 10' h	Crane	None
Docks	None	Plot ratio	0.72
Levellers	None		
Parking Spaces	0.69/1,000 Sq ft; 8 Surface Spaces		

Amenities

- 24 Hour Access
- Accent Lighting
- Bus Route
- Energy Performance Rating - C
- Fenced Lot
- Roller Shutters
- Security System
- Security System



Sale Summary

Sold	19/12/2024	Land Area	0.80 ac/34,848 Sq ft
Sale Price	£671,300,000	Net Initial Yield	6.45%
NIA	2,045 Sq ft	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7027491
Built	1991	Parcel Numbers	DY109682

Contacts

Type	Name	Location	Phone
Recorded Buyer	AGLP Nominee 1 Ltd	London, GBR EC3M 5AG	-
Recorded Buyer	AGLP Nominee 2 Ltd	London, GBR EC3M 5AG	-
Actual Buyer	TPG Europe, LLP	London, GBR W1K 6AF	020 7544 6500
Buyer Agent	None on the deal	-	-
Actual Seller	M&G Real Estate	London, GBR EC3M 5AG	020 7626 4588
Listing Agent	Newmark	London, GBR W1T 3JJ	020 7493 3338
Contacts	John Rodgers 07810 307422, William Strachan 07929 885859		

Transaction Details

Sale Date	19/12/2024	Hold Period	20+ Years
Sale Price	£671,300,000 (£120.23/Sq ft)	Document Number	SX57086
Sale Type	Investment		
Parcel Number	DY109682		

Transaction Notes

M&G Real Estate (M&G) With Profits Fund and TPG Real Estate, agreed to a new joint venture with TPG to manage & grow the 'Active Growth Logistics Partnership' (AGLP). The partnership was formed with TPG Real Estate acquiring 50% equity interest in AGLP from M&G, with M&G retaining 50% and remaining as asset manager. Whether M&G's holding is within the fund is not known and it is been tracked as a full sale and not a partial interest as a result.

The joint venture of AGLP/ KING now owns a portfolio comprising of 59 business parks with a start valuation of £671.3m. A price at this level reflects a net initial yield of 6.45%.



Transaction Notes (Continued)

The multi-let portfolio measures at 6 million square feet and is occupied by 630 businesses in various locations within the UK. The vendor agency representative confirmed a total square footage of 5,893,328, yet CoStar have 6,383,186 listed, the difference is yet to be clarified.

The assets are listed below:

1. Watford Odhams Trading Estate WD24 7RY.
2. Sidcup, Klinger Ind. Park DA14 5AH.
3. Woodford Green, Anderson Road Ind. Estate IG8 8EY
4. Hayes, Swallowfield Centre UB3 1AW
5. Croydon, Pioneers Ind. Park CRO 4XY
6. Harlow Mead Park Ind. Estate CM20 2SE
7. Southampton, Griffin Ind. Park SO40 3SH
8. Hemel Hempstead, Spring Park HP2 7ER
9. Milton Keynes, Mill Park MK12 5TT
10. Milton Keynes, Dawson Road 1-16 & Clarke Road 1-7 MK1 1LG
11. Basildon, Seax Court SS15 6SW
12. Didcot, Didcot Park OX11 7HB
13. Stevenage, Whitworth Road Estate SG1 4QS
14. Lancing, Peter Road Ind. Estate BN15 8TH
15. Fleet, Waterfront Business Park GU51 3QY
16. Alton, Mill Lane Ind. Estate GU34 2QA
17. Bracknell, Bracknell Business Centre RG12 1QS
18. Andover, Mayfield Avenue Ind. Estate SP11 8HU
19. Bordon, Bordon Trading Estate U35 9HH
20. Leighton Buzzard, Commerce Way Ind. Estate LU7 4RW
21. Hailsham, Oakwood Business Park BN27 4AH
22. Bristol, St Andrews Trading Estate BS11 9YE
23. Avonbank, Avonbank Ind. Estate BS11 9DE
24. Tewkesbury, Units 500-800 Ashchurch Business Park GL20 8TD
25. Tewkesbury, Ashchurch Business Centre GL20 8NB
26. Swindon, Oak Tree Business Centre SN3 4TX
27. Swansea, Ashmount Business Park SA6 8QR
28. Alfreton, Alfreton Trading Estate DE55 4LS
29. Alfreton, Ecclesbourne Park Indu. Estate DE55 4RF
30. Northampton, Edgemoor Close Ind. Estate (7-12) NN3 8RG
31. Derby, Prime Ind. Park DE23 8YB
32. West Bromwich Kelvin Way B70 7TP
33. Aston, Chester Street 85, 91-95 B6 4AE
34. Tipton, Bloomfield Park, DY4 9AH
35. Tipton, Hale Trading Estate, DY4 7PQ
36. Telford, Haybrook Ind. Estate TF7 4QW
37. Birmingham, Kings Norton Trading Estate B38 9TS
38. Cradley Heath, Corngreaves Trading Estate B64 7BJ
39. Cannock, Virage Park WS11 0NH
40. Newcastle-under-Lyme, Lymedale Cross Ind. Estate ST5 9BT
41. Leeds, Millennium Way - Park 2000 LS11 5AL
42. Leeds, Maple & Confederation Park LS12 6HH
43. Halifax, Halifax Ind. Estate HX1 5RW
44. St Helens, Haydock Ind. Estate WA11 9XE
45. Altricham, Hanover Road Ind. Estate WA14 5RX
46. Bolton, Wingates Ind. Park BL5 3XU
47. Liverpool, Liver Ind. Estate L9 7ES



Transaction Notes (Continued)

48. Stockport, Cromwell Trading Estate SK6 2RF
49. Darlington, Morton Park Way DL1 4PG
50. Newton Aycliffe, Angels Close Ind. Estate DL5 6XQ
51. Newton Aycliffe, Central Park Ind. Estate & Redworth Way DL5 6XQ
52. Glasgow, Baillieston Distribution Centre G69 6UL
53. East Kilbride, Langlands Place G75 0FY
54. Edinburgh, South Gyle Crescent (24) EH12 9EB
55. Oxford, Fenchurch Court OX4 6ZN
56. Croydon, Progress Ind. Park CR0 4XD
57. Coventry, Cross Point Business Park CV2 2TU
58. Croydon, Alpha 23 CR0 4XG
59. West Thurrock, Waterglade Ind. Estate RM20 3FJ

New financing was obtained in conjunction with this transaction.

The vendor had agency representation; it is unknown whether the purchaser had agency representation.

The vendor agency representative confirmed the price size for this comparable. The price is also found on ScotLis and the HM Land Registry.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
19/12/2024	£671,300,000 (£120.23/Sq ft)	248 Property/Unit Portfolio	TPG Europe, LLP	M&G Real Estate

For Lease At Sale

Number of Spaces	2	Asking Rent	£6.11 Sq ft/yr
Smallest Space	260 Sq ft	Service Type	Fully Repairing and Insuring
Max Contiguous	1,769 Sq ft	Industrial Available	1,769 Sq ft
Total Available	1,769 Sq ft		

Property Details

Tenancy	Multi	Levellers	None
Drive Ins	2 total	Plot ratio	0.06
Parking Spaces	1.70/1,000 Sq ft; 3 Surface Spaces		

Amenities

- | | | | |
|-------------------|-------------------|-------------------------|-------------------|
| • Bus Route | • Commuter Rail | • Demised WC facilities | • Roller Shutters |
| • Security System | • Security System | • Security System | • Signage |
| • Smoke Detector | • Smoke Detector | • Storage Space | • Storage Space |



Shaftesbury St - Prime Industrial Park (Part of a 248-Property Portfol...

Derby DE23 8YB (Derbyshire County) - Derby Core Submarket



Warehouse



Sale Summary

Sold	19/12/2024	Land Area	0.40 ac/17,424 Sq ft
Sale Price	£671,300,000	Net Initial Yield	6.45%
NIA	12,530 Sq ft	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7027491
Built	2004	Parcel Numbers	DY150664 +5

Contacts

Type	Name	Location	Phone
Recorded Buyer	AGLP Nominee 1 Ltd	London, GBR EC3M 5AG	-
Recorded Buyer	AGLP Nominee 2 Ltd	London, GBR EC3M 5AG	-
Actual Buyer	TPG Europe, LLP	London, GBR W1K 6AF	020 7544 6500
Buyer Agent	None on the deal	-	-
Actual Seller	M&G Real Estate	London, GBR EC3M 5AG	020 7626 4588
Listing Agent	Newmark	London, GBR W1T 3JJ	020 7493 3338
Contacts	John Rodgers 07810 307422, William Strachan 07929 885859		

Transaction Details

Sale Date	19/12/2024	Hold Period	20+ Years
Sale Price	£671,300,000 (£120.23/Sq ft)	Document Number	SX57086
Sale Type	Investment		
Parcel Number	DY474769, DY427190, DY474777, DY525636, DY150664 +1		

Transaction Notes

M&G Real Estate (M&G) With Profits Fund and TPG Real Estate, agreed to a new joint venture with TPG to manage & grow the 'Active Growth Logistics Partnership' (AGLP). The partnership was formed with TPG Real Estate acquiring 50% equity interest in AGLP from M&G, with M&G retaining 50% and remaining as asset manager. Whether M&G's holding is within the fund is not known and it is been tracked as a full sale and not a partial interest as a result.

The joint venture of AGLP/ KING now owns a portfolio comprising of 59 business parks with a start valuation of £671.3m. A price at this level reflects a net initial yield of 6.45%.



Transaction Notes (Continued)

The multi-let portfolio measures at 6 million square feet and is occupied by 630 businesses in various locations within the UK. The vendor agency representative confirmed a total square footage of 5,893,328, yet CoStar have 6,383,186 listed, the difference is yet to be clarified.

The assets are listed below:

1. Watford Odhams Trading Estate WD24 7RY.
2. Sidcup, Klinger Ind. Park DA14 5AH.
3. Woodford Green, Anderson Road Ind. Estate IG8 8EY
4. Hayes, Swallowfield Centre UB3 1AW
5. Croydon, Pioneers Ind. Park CRO 4XY
6. Harlow Mead Park Ind. Estate CM20 2SE
7. Southampton, Griffin Ind. Park SO40 3SH
8. Hemel Hempstead, Spring Park HP2 7ER
9. Milton Keynes, Mill Park MK12 5TT
10. Milton Keynes, Dawson Road 1-16 & Clarke Road 1-7 MK1 1LG
11. Basildon, Seax Court SS15 6SW
12. Didcot, Didcot Park OX11 7HB
13. Stevenage, Whitworth Road Estate SG1 4QS
14. Lancing, Peter Road Ind. Estate BN15 8TH
15. Fleet, Waterfront Business Park GU51 3QY
16. Alton, Mill Lane Ind. Estate GU34 2QA
17. Bracknell, Bracknell Business Centre RG12 1QS
18. Andover, Mayfield Avenue Ind. Estate SP11 8HU
19. Bordon, Bordon Trading Estate U35 9HH
20. Leighton Buzzard, Commerce Way Ind. Estate LU7 4RW
21. Hailsham, Oakwood Business Park BN27 4AH
22. Bristol, St Andrews Trading Estate BS11 9YE
23. Avonbank, Avonbank Ind. Estate BS11 9DE
24. Tewkesbury, Units 500-800 Ashchurch Business Park GL20 8TD
25. Tewkesbury, Ashchurch Business Centre GL20 8NB
26. Swindon, Oak Tree Business Centre SN3 4TX
27. Swansea, Ashmount Business Park SA6 8QR
28. Alfreton, Alfreton Trading Estate DE55 4LS
29. Alfreton, Ecclesbourne Park Indu. Estate DE55 4RF
30. Northampton, Edgemoor Close Ind. Estate (7-12) NN3 8RG
31. Derby, Prime Ind. Park DE23 8YB
32. West Bromwich Kelvin Way B70 7TP
33. Aston, Chester Street 85, 91-95 B6 4AE
34. Tipton, Bloomfield Park, DY4 9AH
35. Tipton, Hale Trading Estate, DY4 7PQ
36. Telford, Haybrook Ind. Estate TF7 4QW
37. Birmingham, Kings Norton Trading Estate B38 9TS
38. Cradley Heath, Corngreaves Trading Estate B64 7BJ
39. Cannock, Virage Park WS11 0NH
40. Newcastle-under-Lyme, Lymedale Cross Ind. Estate ST5 9BT
41. Leeds, Millennium Way - Park 2000 LS11 5AL
42. Leeds, Maple & Confederation Park LS12 6HH
43. Halifax, Halifax Ind. Estate HX1 5RW
44. St Helens, Haydock Ind. Estate WA11 9XE
45. Altricham, Hanover Road Ind. Estate WA14 5RX
46. Bolton, Wingates Ind. Park BL5 3XU
47. Liverpool, Liver Ind. Estate L9 7ES



Shaftesbury St - Prime Industrial Park (Part of a 248-Property Portfol...

Derby DE23 8YB (Derbyshire County) - Derby Core Submarket



Warehouse

Transaction Notes (Continued)

- 48. Stockport, Cromwell Trading Estate SK6 2RF
- 49. Darlington, Morton Park Way DL1 4PG
- 50. Newton Aycliffe, Angels Close Ind. Estate DL5 6XQ
- 51. Newton Aycliffe, Central Park Ind. Estate & Redworth Way DL5 6XQ
- 52. Glasgow, Baillieston Distribution Centre G69 6UL
- 53. East Kilbride, Langlands Place G75 0FY
- 54. Edinburgh, South Gyle Crescent (24) EH12 9EB
- 55. Oxford, Fenchurch Court OX4 6ZN
- 56. Croydon, Progress Ind. Park CR0 4XD
- 57. Coventry, Cross Point Business Park CV2 2TU
- 58. Croydon, Alpha 23 CR0 4XG
- 59. West Thurrock, Waterglade Ind. Estate RM20 3FJ

New financing was obtained in conjunction with this transaction.

The vendor had agency representation; it is unknown whether the purchaser had agency representation.

The vendor agency representative confirmed the price size for this comparable. The price is also found on ScotLis and the HM Land Registry.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
19/12/2024	£671,300,000 (£120.23/Sq ft)	248 Property/Unit Portfolio	TPG Europe, LLP	M&G Real Estate

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Pallet Price Limited	GRND	6,169	-	Oct 2021	Sept 2022
Derby Elite Car Sales Ltd	GRND	5,628	-	Jul 2021	Jul 2022
Impact Carbides	1	-	-	Dec 2007	Dec 2022

Showing 3 of 3 Tenants

Property Details

Tenancy	Multi	Clear Height	11'9"
Drive Ins	2 total/7' w x 8' h	Crane	None
Docks	None	Power	Yes
Levellers	None	Plot ratio	0.72
Parking Spaces	0.47/1,000 Sq ft; 6 Surface Spaces		

Amenities

- Bus Route
- Energy Performance Rating - C
- Fenced Lot
- Roller Shutters
- Security System
- Security System
- Security System



Sale Summary

Sold	19/12/2024	Land Area	0.25 ac/10,890 Sq ft
Sale Price	£671,300,000	Net Initial Yield	6.45%
NIA	10,832 Sq ft	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7027491
Built	1990	Parcel Numbers	DY150664

Contacts

Type	Name	Location	Phone
Recorded Buyer	AGLP Nominee 1 Ltd	London, GBR EC3M 5AG	-
Recorded Buyer	AGLP Nominee 2 Ltd	London, GBR EC3M 5AG	-
Actual Buyer	TPG Europe, LLP	London, GBR W1K 6AF	020 7544 6500
Buyer Agent	None on the deal	-	-
Actual Seller	M&G Real Estate	London, GBR EC3M 5AG	020 7626 4588
Listing Agent	Newmark	London, GBR W1T 3JJ	020 7493 3338
Contacts	John Rodgers 07810 307422, William Strachan 07929 885859		

Transaction Details

Sale Date	19/12/2024	Hold Period	239 Months
Sale Price	£671,300,000 (£120.23/Sq ft)	Document Number	SX57086
Sale Type	Investment		
Parcel Number	DY150664		

Transaction Notes

M&G Real Estate (M&G) With Profits Fund and TPG Real Estate, agreed to a new joint venture with TPG to manage & grow the 'Active Growth Logistics Partnership' (AGLP). The partnership was formed with TPG Real Estate acquiring 50% equity interest in AGLP from M&G, with M&G retaining 50% and remaining as asset manager. Whether M&G's holding is within the fund is not known and it is been tracked as a full sale and not a partial interest as a result.

The joint venture of AGLP/ KING now owns a portfolio comprising of 59 business parks with a start valuation of £671.3m. A price at this level reflects a net initial yield of 6.45%.



Transaction Notes (Continued)

The multi-let portfolio measures at 6 million square feet and is occupied by 630 businesses in various locations within the UK. The vendor agency representative confirmed a total square footage of 5,893,328, yet CoStar have 6,383,186 listed, the difference is yet to be clarified.

The assets are listed below:

1. Watford Odhams Trading Estate WD24 7RY.
2. Sidcup, Klinger Ind. Park DA14 5AH.
3. Woodford Green, Anderson Road Ind. Estate IG8 8EY
4. Hayes, Swallowfield Centre UB3 1AW
5. Croydon, Pioneers Ind. Park CRO 4XY
6. Harlow Mead Park Ind. Estate CM20 2SE
7. Southampton, Griffin Ind. Park SO40 3SH
8. Hemel Hempstead, Spring Park HP2 7ER
9. Milton Keynes, Mill Park MK12 5TT
10. Milton Keynes, Dawson Road 1-16 & Clarke Road 1-7 MK1 1LG
11. Basildon, Seax Court SS15 6SW
12. Didcot, Didcot Park OX11 7HB
13. Stevenage, Whitworth Road Estate SG1 4QS
14. Lancing, Peter Road Ind. Estate BN15 8TH
15. Fleet, Waterfront Business Park GU51 3QY
16. Alton, Mill Lane Ind. Estate GU34 2QA
17. Bracknell, Bracknell Business Centre RG12 1QS
18. Andover, Mayfield Avenue Ind. Estate SP11 8HU
19. Bordon, Bordon Trading Estate U35 9HH
20. Leighton Buzzard, Commerce Way Ind. Estate LU7 4RW
21. Hailsham, Oakwood Business Park BN27 4AH
22. Bristol, St Andrews Trading Estate BS11 9YE
23. Avonbank, Avonbank Ind. Estate BS11 9DE
24. Tewkesbury, Units 500-800 Ashchurch Business Park GL20 8TD
25. Tewkesbury, Ashchurch Business Centre GL20 8NB
26. Swindon, Oak Tree Business Centre SN3 4TX
27. Swansea, Ashmount Business Park SA6 8QR
28. Alfreton, Alfreton Trading Estate DE55 4LS
29. Alfreton, Ecclesbourne Park Indu. Estate DE55 4RF
30. Northampton, Edgemoor Close Ind. Estate (7-12) NN3 8RG
31. Derby, Prime Ind. Park DE23 8YB
32. West Bromwich Kelvin Way B70 7TP
33. Aston, Chester Street 85, 91-95 B6 4AE
34. Tipton, Bloomfield Park, DY4 9AH
35. Tipton, Hale Trading Estate, DY4 7PQ
36. Telford, Haybrook Ind. Estate TF7 4QW
37. Birmingham, Kings Norton Trading Estate B38 9TS
38. Cradley Heath, Corngreaves Trading Estate B64 7BJ
39. Cannock, Virage Park WS11 0NH
40. Newcastle-under-Lyme, Lymedale Cross Ind. Estate ST5 9BT
41. Leeds, Millennium Way - Park 2000 LS11 5AL
42. Leeds, Maple & Confederation Park LS12 6HH
43. Halifax, Halifax Ind. Estate HX1 5RW
44. St Helens, Haydock Ind. Estate WA11 9XE
45. Altricham, Hanover Road Ind. Estate WA14 5RX
46. Bolton, Wingates Ind. Park BL5 3XU
47. Liverpool, Liver Ind. Estate L9 7ES



Transaction Notes (Continued)

- 48. Stockport, Cromwell Trading Estate SK6 2RF
- 49. Darlington, Morton Park Way DL1 4PG
- 50. Newton Aycliffe, Angels Close Ind. Estate DL5 6XQ
- 51. Newton Aycliffe, Central Park Ind. Estate & Redworth Way DL5 6XQ
- 52. Glasgow, Baillieston Distribution Centre G69 6UL
- 53. East Kilbride, Langlands Place G75 0FY
- 54. Edinburgh, South Gyle Crescent (24) EH12 9EB
- 55. Oxford, Fenchurch Court OX4 6ZN
- 56. Croydon, Progress Ind. Park CR0 4XD
- 57. Coventry, Cross Point Business Park CV2 2TU
- 58. Croydon, Alpha 23 CR0 4XG
- 59. West Thurrock, Waterglade Ind. Estate RM20 3FJ

New financing was obtained in conjunction with this transaction.

The vendor had agency representation; it is unknown whether the purchaser had agency representation.

The vendor agency representative confirmed the price size for this comparable. The price is also found on ScotLis and the HM Land Registry.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
19/12/2024	£671,300,000 (£120.23/Sq ft)	248 Property/Unit Portfolio	TPG Europe, LLP	M&G Real Estate
13/01/2005	£249,400,000 (£23,024.37/Sq ft)	Investment	Teesland IDG Ltd	Brixton plc

For Lease At Sale

Number of Spaces	2	Total Available	3,660 Sq ft
Smallest Space	684 Sq ft	Asking Rent	Withheld
Max Contiguous	2,976 Sq ft	Industrial Available	3,660 Sq ft

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Pyramisec Ltd	GRND	3,220	-	Feb 2023	Feb 2028
Derwent Valley Tooling Ltd	GRND	3,200	-	Aug 2014	-
Gowara Wholesale	GRND	3,180	-	Jun 2021	Nov 2021
Artifex Studios	GRND	3,171	-	-	-
Derby Museum	1	696	-	Jan 2018	Jan 2021

Showing 5 of 5 Tenants

Property Details

Tenancy	Multi	Clear Height	11'8"
Drive Ins	3 total/7' w x 8' h	Crane	None
Docks	None	Plot ratio	0.99
Levellers	None		



Property Details (Continued)

Parking Spaces 1.35/1,000 Sq ft; Covered Spaces Available; 28 Surface Spaces

Amenities

- | | | | |
|-------------------|-------------------|---------------------------------|---------------------------------|
| • Bus Route | • Courtyard | • Energy Performance Rating - C | • Energy Performance Rating - D |
| • Fenced Lot | • Roller Shutters | • Security System | • Security System |
| • Security System | • Signage | | |



Shaftesbury St S - Prime Industrial Park (Part of a 248-Property Portf...

Derby DE23 8YH (Derbyshire County) - Derby Core Submarket



Warehouse



Sale Summary

Sold	19/12/2024	Land Area	0.79 ac/34,504 Sq ft
Sale Price	£671,300,000	Net Initial Yield	6.45%
NIA	15,000 Sq ft	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7027491
Built	1970	Parcel Numbers	DY109682

Contacts

Type	Name	Location	Phone
Recorded Buyer	AGLP Nominee 1 Ltd	London, GBR EC3M 5AG	-
Recorded Buyer	AGLP Nominee 2 Ltd	London, GBR EC3M 5AG	-
Actual Buyer	TPG Europe, LLP	London, GBR W1K 6AF	020 7544 6500
Buyer Agent	None on the deal	-	-
Actual Seller	M&G Real Estate	London, GBR EC3M 5AG	020 7626 4588
Listing Agent	Newmark	London, GBR W1T 3JJ	020 7493 3338
Contacts	John Rodgers 07810 307422, William Strachan 07929 885859		

Transaction Details

Sale Date	19/12/2024	Hold Period	20+ Years
Sale Price	£671,300,000 (£120.23/Sq ft)	Document Number	SX57086
Sale Type	Investment		
Parcel Number	DY109682		

Transaction Notes

M&G Real Estate (M&G) With Profits Fund and TPG Real Estate, agreed to a new joint venture with TPG to manage & grow the 'Active Growth Logistics Partnership' (AGLP). The partnership was formed with TPG Real Estate acquiring 50% equity interest in AGLP from M&G, with M&G retaining 50% and remaining as asset manager. Whether M&G's holding is within the fund is not known and it is been tracked as a full sale and not a partial interest as a result.

The joint venture of AGLP/ KING now owns a portfolio comprising of 59 business parks with a start valuation of £671.3m. A price at this level reflects a net initial yield of 6.45%.

Transaction Notes (Continued)

The multi-let portfolio measures at 6 million square feet and is occupied by 630 businesses in various locations within the UK. The vendor agency representative confirmed a total square footage of 5,893,328, yet CoStar have 6,383,186 listed, the difference is yet to be clarified.

The assets are listed below:

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2. Sidcup, Klinger Ind. Park DA14 5AH.
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4. Hayes, Swallowfield Centre UB3 1AW
5. Croydon, Pioneers Ind. Park CRO 4XY
6. Harlow Mead Park Ind. Estate CM20 2SE
7. Southampton, Griffin Ind. Park SO40 3SH
8. Hemel Hempstead, Spring Park HP2 7ER
9. Milton Keynes, Mill Park MK12 5TT
10. Milton Keynes, Dawson Road 1-16 & Clarke Road 1-7 MK1 1LG
11. Basildon, Seax Court SS15 6SW
12. Didcot, Didcot Park OX11 7HB
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16. Alton, Mill Lane Ind. Estate GU34 2QA
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19. Bordon, Bordon Trading Estate U35 9HH
20. Leighton Buzzard, Commerce Way Ind. Estate LU7 4RW
21. Hailsham, Oakwood Business Park BN27 4AH
22. Bristol, St Andrews Trading Estate BS11 9YE
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30. Northampton, Edgemoor Close Ind. Estate (7-12) NN3 8RG
31. Derby, Prime Ind. Park DE23 8YB
32. West Bromwich Kelvin Way B70 7TP
33. Aston, Chester Street 85, 91-95 B6 4AE
34. Tipton, Bloomfield Park, DY4 9AH
35. Tipton, Hale Trading Estate, DY4 7PQ
36. Telford, Haybrook Ind. Estate TF7 4QW
37. Birmingham, Kings Norton Trading Estate B38 9TS
38. Cradley Heath, Corngreaves Trading Estate B64 7BJ
39. Cannock, Virage Park WS11 0NH
40. Newcastle-under-Lyme, Lymedale Cross Ind. Estate ST5 9BT
41. Leeds, Millennium Way - Park 2000 LS11 5AL
42. Leeds, Maple & Confederation Park LS12 6HH
43. Halifax, Halifax Ind. Estate HX1 5RW
44. St Helens, Haydock Ind. Estate WA11 9XE
45. Altricham, Hanover Road Ind. Estate WA14 5RX
46. Bolton, Wingates Ind. Park BL5 3XU
47. Liverpool, Liver Ind. Estate L9 7ES



Transaction Notes (Continued)

48. Stockport, Cromwell Trading Estate SK6 2RF
49. Darlington, Morton Park Way DL1 4PG
50. Newton Aycliffe, Angels Close Ind. Estate DL5 6XQ
51. Newton Aycliffe, Central Park Ind. Estate & Redworth Way DL5 6XQ
52. Glasgow, Baillieston Distribution Centre G69 6UL
53. East Kilbride, Langlands Place G75 0FY
54. Edinburgh, South Gyle Crescent (24) EH12 9EB
55. Oxford, Fenchurch Court OX4 6ZN
56. Croydon, Progress Ind. Park CR0 4XD
57. Coventry, Cross Point Business Park CV2 2TU
58. Croydon, Alpha 23 CR0 4XG
59. West Thurrock, Waterglade Ind. Estate RM20 3FJ

New financing was obtained in conjunction with this transaction.

The vendor had agency representation; it is unknown whether the purchaser had agency representation.

The vendor agency representative confirmed the price size for this comparable. The price is also found on ScotLis and the HM Land Registry.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
19/12/2024	£671,300,000 (£120.23/Sq ft)	248 Property/Unit Portfolio	TPG Europe, LLP	M&G Real Estate

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
G4 Global Ltd	GRND-1	8,560	-	Dec 2021	Dec 2026
Arm Furniture	GRND	8,176	-	Nov 2021	Nov 2022

Showing 2 of 2 Tenants

Property Details

Tenancy	Multi	Clear Height	10'
Drive Ins	3 total/6' w x 7' h	Crane	None
Docks	None	Plot ratio	0.43
Levellers	None		
Parking Spaces	0.72/1,000 Sq ft; 12 Surface Spaces		

Amenities

- Bus Route
- Roller Shutters
- Signage
- Storage Space
- Commuter Rail
- Security System
- Smoke Detector
- Courtyard
- Security System
- Smoke Detector
- Demised WC facilities
- Security System
- Storage Space



Sale Summary

Sold	14/12/2024	Land Area	19.30 ac/840,514 Sq ft
Sale Price	£10,500,000 (£84.31/Sq ft)	Sale Comp Status	Research Complete
NIA	124,540 Sq ft	Sale Comp ID	7023431
Price Status	Confirmed	Sale Conditions	Purchase By Tenant
Built	2000		

Contacts

Type	Name	Location	Phone
Actual Buyer	Rolls-Royce	London, GBR N1 9AG	01332 242424
Buyer Agent	BNP Paribas Real Estate UK	Sheffield, GBR S1 2JA	0114 263 9222
Contacts	Guy Cooke 07876 217359		
Recorded Seller	Dalmeny Properties Limited	-	-
Recorded Seller	Dalmeny Properties Two Limited	-	-
Actual Seller	Midos Group	London, GBR N16 5LG	020 8802 5492
Listing Agent	None on the deal	-	-

Transaction Details

Sale Date	14/12/2024	Hold Period	61 Months
Sale Price	£10,500,000 (£84.31/Sq ft)	Zoning	Commercial
Land Price	£544,167/ac (£12.49/Sq ft)	Document Number	DY319017
Sale Type	Owner User		
Sale Conditions	Purchase By Tenant		
Parcel Number	DY319017, DY329904		

Transaction Notes

Midos Group has sold the freehold interest in an industrial building on Wilmore Road, Derby to Rolls-Royce Holdings plc for £10.5m.

The 124,540 sq ft industrial building had and is occupied by the purchaser Rolls-Royce, which was paying £939,894 per annum prior to the sale. It has



Transaction Notes (Continued)

operated as the Rolls Royce Learning & Development Centre.

The buyer had agent representation in the deal. CoStar is unable to confirm whether the vendor had agent representation in the deal.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
14/12/2024	£10,500,000 (£84.31/Sq ft)	Owner User	Rolls-Royce	Midos Group
05/11/2019	£8,700,000 (£69.86/Sq ft)	Investment	Midos Group	Pennard Properties Limited

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Rolls-Royce Holdings PLC	GRND-2	124,539	-	Dec 2024	-

Showing 1 of 1 Tenants

Property Details

Tenancy	Single	Levellers	None
Drive Ins	1 total	Plot ratio	0.15
Docks	None		
Parking Spaces	2.46/1,000 Sq ft; 306 Surface Spaces		

Amenities

- | | | | |
|-------------------|--------------------|--------------------|--------------------|
| • Accent Lighting | • Air Conditioning | • Air Conditioning | • Air Conditioning |
| • Roller Shutters | • null | | |



Sale Summary

Unit	4, GRND Floor	Sale Price	Not Disclosed
Sold	11/11/2024	Sale Comp Status	Research Complete
Unit Size	5,967 Sq ft	Sale Comp ID	6938892
Built	1990		

Contacts

Type	Name	Location	Phone
Recorded Seller	David Booler Sipp Trustees Limited	Leicester, GBR LE1 1HL	-
Listing Agent	Salloway Property Consultants Limited	Derby, GBR DE24 8AJ	01332 298000
Contacts	Hugo Beresford 07976 382850, Chris Keogh 07377 135765		

Transaction Details

Sale Date	11/11/2024	Time On Market	1 Year 1 Month
Sale Price	Not Disclosed	Hold Period	20+ Years
Sale Type	Owner User		

Transaction Notes

David Booler Sipp Trustees Limited sold the freehold interest in this 5,967 square feet industrial accommodation to a undisclosed buyer for a confidential price.

The property was on the market with offers open upon application and available to let.

The property was vacant at the time of sale.

The information in the comparable has been verified by the listing agent.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
11/11/2024	Not Disclosed	Owner User	-	David Booler Sipp Trustees Limited



Property Details

Tenancy	Multi	Levellers	None
Drive Ins	2 total/8' w x 15' h	Crane	None
Docks	None	Plot ratio	0.37
Parking Spaces	1.73/1,000 Sq ft; 18 Surface Spaces; Covered Spaces Available		

Amenities

- | | | | |
|-------------------|-------------------|-------------------|-------------------|
| • Roller Shutters | • Security System | • Security System | • Security System |
| • Storage Space | • Storage Space | | |



Sale Summary

Sold	14/10/2024	Built	1970
Sale Price	£1,000,000 (£35.18/Sq ft)	Land Area	0.76 ac/33,106 Sq ft
NIA (% Leased)	28,425 Sq ft (0%)	Sale Comp Status	Research Complete
Price Status	Full Value	Sale Comp ID	7069669

Contacts

Type	Name	Location	Phone
Recorded Buyer	Morgan Industrial Properties Ltd	Derby, GBR DE21 4AP	01332 201860
Actual Buyer	Morgan Industrial Properties Ltd	Derby, GBR DE21 4AP	01332 201860
Recorded Seller	David Booler Trustees Limited	Enderby, GBR LE19 1SA	0116 240 7070
Actual Seller	Boolers	Enderby, GBR LE19 1SA	0116 240 7070

Transaction Details

Sale Date	14/10/2024	Hold Period	20+ Years
Sale Price	£1,000,000 (£35.18/Sq ft)	Recording Date	21/10/2024
Land Price	£1,315,789/ac (£30.21/Sq ft)	Document Number	DY391095
Sale Type	Investment		
Parcel Number	DY391095, DY388675		

Transaction Notes

Boolers sold this 28,425 SF Freehold property to E17developments Ltd for £1,000,000. The property was fully vacant at the time of sale.

The information in the comparable has been sourced from HM Land Registry.

The price has been verified by the seller.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
14/10/2024	£1,000,000 (£35.18/Sq ft)	Investment	Morgan Industrial Properties Ltd	Boolers



Sale History (Continued)

Sale Date	Price	Sale Type	Buyer	Seller
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Property Details

Tenancy	Multi	Levellers	None
Drive Ins	2 total/8' w x 12' h	Crane	None
Docks	None	Plot ratio	0.86
Parking Spaces	1.42/1,000 Sq ft; 5 Surface Spaces		

Amenities

• Fenced Lot	• Roller Shutters	• Security System	• Security System
• Security System	• Signage	• Yard	• Yard



Fernhook Av - Derby Commercial Park

Derby DE21 7HW (Derbyshire County) - Derby Core Submarket



Distribution



Sale Summary

Sold	11/10/2024	Land Area	29.98 ac/1,306,125 Sq ft
Sale Price	£86,150,000 (£136.31/Sq ft)	Net Initial Yield	5.37%
NIA	632,000 Sq ft	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7025242
Built	2014		

Contacts

Type	Name	Location	Phone
Actual Buyer	Mapletree UK Management Limited	London, GBR W12 7FQ	020 7605 4668
Buyer Agent	Savills	Birmingham, GBR B3 2AA	0121 200 4500
Contacts	Nick Wood 01743 234234		
Recorded Seller	Uk Industrial Properties SARL	London, GBR W1S 3BE	-
Actual Seller	Ares Management	London, GBR W1S 3BE	020 7434 6400
Listing Agent	Dowley Turner Real Estate	London, GBR W1F 7TU	020 3328 9080
Contacts	David Turner 07788 422202		

Transaction Details

Sale Date	11/10/2024	Sale Type	Investment
Sale Price	£86,150,000 (£136.31/Sq ft)	Hold Period	44 Months
Land Price	£2,873,151/ac (£65.96/Sq ft)	Document Number	DY491047
Parcel Number	DY491047		

Transaction Notes

Ares Management has sold the freehold interest in an industrial building on Raynesway, Derby to Singapore-based Mapletree Investments for £86,150,000 reflecting a net initial yield of 5.37%

Mapletree is the wholly-owned investment manager of Temasek Holdings.

The buyer side reported a price paid of £86,135,000. CoStar is unable to resolve the discrepancy.



Transaction Notes (Continued)

The 632,000 sq ft asset is let to GXO who recently renewed their lease. (The vendors' agent reports the asset as 629,000 sq ft)

CoStar has calculated the rent at £4,875,878 assuming purchasers cost at 6.79%.

Both parties had agent representation who confirmed the price, size, date and parties involved in the transaction.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
11/10/2024	£86,150,000 (£136.31/Sq ft)	Investment	Mapletree UK Management Limited	Ares Management
01/02/2021	£70,750,000 (£111.95/Sq ft)	Investment	Ares Management Corporation	Nuveen
01/04/2014	£55,000,000 (£87.03/Sq ft)	Investment	TIAA	Goodman Group Ltd

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Heineken	GRND-1	632,000	-	Jul 2024	-
GXO	GRND	-	-	Jul 2024	-

Showing 2 of 2 Tenants

Property Details

Tenancy	Single	Levellers	None
Drive Ins	10 total	Plot ratio	0.48
Docks	84 exterior		
Parking Spaces	0.35/1,000 Sq ft; 224 Surface Spaces		

Amenities

- Energy Performance Rating - A



Sandown Rd - Wexford House

Derby DE24 8SR (Derbyshire County) - Derby Core Submarket



Warehouse



Sale Summary

Sold	20/09/2024	Built	1988
Sale Price	£500,000 (£67.09/Sq ft)	Land Area	0.51 ac/22,216 Sq ft
NIA (% Leased)	7,453 Sq ft (100%)	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	7032088

Contacts

Type	Name	Location	Phone
Recorded Buyer	Refurb UK	Derby, GBR DE24 8ZS	-
Buyer Agent	None on the deal	-	-
Listing Agent	Omeeto Ltd	Beeston, GBR NG9 2NH	01332 840328
Contacts	Chris Wright 07471 072799		

Transaction Details

Sale Date	20/09/2024	Sale Type	Investment
Sale Price	£500,000 (£67.09/Sq ft)	Hold Period	11 Months
Land Price	£980,392/ac (£22.51/Sq ft)		
Parcel Number	DY288484, DY435591		

Transaction Notes

An undisclosed seller sold this 7,453 SF freehold property to Refurb UK for £500,000.

All information in the comparable has been verified by the listing agent.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
20/09/2024	£500,000 (£67.09/Sq ft)	Investment	Refurb UK	-
26/10/2023	Not Disclosed	Owner User	-	Kingscrown Land And Commercial Limited



Sandown Rd - Wexford House

Derby DE24 8SR (Derbyshire County) - Derby Core Submarket



Warehouse

Property Details

Tenancy	Single	Levellers	None
Drive Ins	1 total	Plot ratio	0.34
Parking Spaces	0.54/1,000 Sq ft; 4 Surface Spaces		

Amenities

• Roller Shutters	• Security System	• Security System	• Security System
• Storage Space	• Storage Space		



92-124 Wiltshire Rd (Part of a 2-Property Sale)

Derby DE21 6EZ (Derbyshire County) - Derby Core Submarket



Sale Summary

Sold	11/09/2024	Land Area	0.30 ac/13,068 Sq ft
Sale Price	£435,693 (£53.05/Sq ft)	Sale Comp Status	Research Complete
NIA (% Leased)	8,213 Sq ft (0%)	Sale Comp ID	6844946
Price Status	Allocated	Parcel Numbers	DY113593
Built	1990	Sale Conditions	Bulk/Portfolio Sale

Contacts

Type	Name	Location	Phone
Actual Buyer	Derby Prestige Cars	Derby, GBR DE21 6EZ	-
Recorded Seller	Darley Park Properties	Derby, GBR DE1 3DE	-
Actual Seller	Bullivants	Derby, GBR DE21 6EZ	-
Listing Agent	FHP Property Consultants	Derby, GBR DE1 3QT	01332 343222
Contacts	Darran Severn 07917 460031		

Transaction Details

Sale Date	11/09/2024	Sale Type	Owner User
Sale Price	£435,693 (£53.05/Sq ft)	Time On Market	1 Year 6 Months
Land Price	£1,452,310/ac (£33.34/Sq ft)	Hold Period	20+ Years
Sale Conditions	Bulk/Portfolio Sale		
Parcel Number	DY113593		

Transaction Notes

Derby Prestige Cars have purchased the freehold interest in 92-124 Wiltshire Road from Bullivants for a confirmed price of £650,000.

The property was vacant at the time of sale.

The properties comprise 10,602 square feet retail/workshop accommodation and also includes a 3 bedroom flat comprising 1,184 square feet.

The property was on the market since November 2023 with an initial asking price of £650,000.



Transaction Notes (Continued)

The vendor had owned this property for over 30 years and the buyers will be using the property similarly to how it was occupied as, providing an extensive range of used cars.

The information in the comparable has been verified by the listing agent and buyer.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
11/09/2024	£650,000 (£61.31/Sq ft)	2 Property Portfolio	Derby Prestige Cars	Bullivants

Property Details

Tenancy	Multi	Levellers	None
Drive Ins	None	Plot ratio	0.63
Parking Spaces	3.65/1,000 Sq ft; 30 Surface Spaces		



Sale Summary

Unit	14, GRND Floor	Sale Price	£530,000 (£85.06/Sq ft)
Sold	16/08/2024	Price Status	Confirmed
Unit Size	6,231 Sq ft	Sale Comp Status	Research Complete
Built	1980	Sale Comp ID	6825775

Contacts

Type	Name	Location	Phone
Buyer Agent	None on the deal	-	-
Actual Seller	Evanacre	Birmingham, GBR B3 3BD	0121 200 7840
Listing Agent	FHP Property Consultants	Derby, GBR DE1 3QT	01332 343222
Contacts	Darran Severn 07917 460031, Corbin Archer 07929 716330		

Transaction Details

Sale Date	16/08/2024	Time On Market	4 Months 8 Days
Sale Price	£530,000 (£85.06/Sq ft)	Hold Period	20+ Years
Sale Type	Owner User		

Transaction Notes

Evanacre, a privately owned property company, have sold the freehold interest in 14 Cotton Brook Road to a private buyer for a confirmed price of £530,000.

The property comprises 6,231 square feet industrial accommodation and was vacant at the time of sale.

The property was on the market with an initial asking price of £550,000.

The information in the comparable has been verified by the listing agent.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
16/08/2024	£530,000 (£85.06/Sq ft)	Owner User	-	Evanacre



14-16 Cotton Brook Rd

Derby DE23 8YJ (Derbyshire County) - Derby Core Submarket



Industrial Condo

Property Details

Tenancy	Multi	Clear Height	20'
Drive Ins	None	Plot ratio	0.51
Levellers	None		

Amenities

- Energy Performance Rating - C



Sale Summary

Sold	16/08/2024	Land Area	1.33 ac/57,935 Sq ft
Sale Price	Not Disclosed	Sale Comp Status	Research Complete
NIA (% Leased)	23,610 Sq ft (0%)	Sale Comp ID	6828327
Built	1980	Sale Conditions	Redevelopment Project

Contacts

Type	Name	Location	Phone
Recorded Buyer	2i Investments Ltd	Derby, GBR DE23 6UR	-
Listing Agent	Salloway Property Consultants Limited	Derby, GBR DE24 8AJ	01332 298000
Contacts	William Speed 01332 298000		

Transaction Details

Sale Date	16/08/2024	Time On Market	6 Months 17 Days
Sale Price	Not Disclosed	Hold Period	20+ Years
Sale Type	Investment		
Sale Conditions	Redevelopment Project		
Parcel Number	DY19456, DY432051, DY65305		

Transaction Notes

A private seller has sold the freehold interest in this 23,610 square feet industrial building to 2i Investments for a confidential price.

The property was vacant at the time of sale.

The property was on the market with an initial asking price of £1,000,000.

The vendors has owned the 1.3 acre for nearly 100 years. The motivation behind selling the industrial building was to relocate.

The new owners plan to redevelop the site to offer new occupiers a flexible environment for their businesses.

The information in the comparable has been verified by the listing agent.



Sale History

Sale Date	Price	Sale Type	Buyer	Seller
16/08/2024	Not Disclosed	Investment	2i Investments Ltd	-

Property Details

Tenancy	Single	Levellers	None
Drive Ins	4 total/8' w x 10' h	Crane	None
Docks	None	Plot ratio	0.41
Parking Spaces	0.76/1,000 Sq ft; 18 Surface Spaces		

Amenities

- Bus Route
- Fenced Lot



36 Lodge Ln

Derby DE1 3HB (Derbyshire County) - Derby Core Submarket



Service



Sale Summary

Sold	01/08/2024	Land Area	0.15 ac/6,730 Sq ft
Sale Price	£440,000 (£148.65/Sq ft)	Sale Comp Status	Research Complete
NIA (% Leased)	2,960 Sq ft (0%)	Sale Comp ID	7032080
Price Status	Confirmed		

Contacts

Type	Name	Location	Phone
Actual Buyer	University of Derby	Derby, GBR DE22 1GB	01332 590500
Buyer Agent	None on the deal	-	-
Recorded Seller	David Booler Sipp Trustees Limited	Enderby, GBR LE19 1SA	0116 240 6978
Listing Agent	Omeeto Ltd	Beeston, GBR NG9 2NH	01332 840328
Contacts	Chris Wright 07471 072799		

Transaction Details

Sale Date	01/08/2024	Land Price	£2,848,026/ac (£65.38/Sq ft)
Sale Price	£440,000 (£148.65/Sq ft)	Sale Type	Owner User
Parcel Number	DY173528		

Transaction Notes

David Booler Sipp Trustees Limited, on behalf of a private individual, have sold the freehold interest at 36 Lodge Lane in Derby to the University of Derby for £440,000. The property was vacant at the time of sale.

The University purchased the site as a strategic acquisition to extend one of their halls of residences, Peak Court, which is adjacent (see PID: 20932673).

The information in the comparable has been verified by the listing agent and buyer.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
01/08/2024	£440,000 (£148.65/Sq ft)	Owner User	University of Derby	David Booler Sipp Trustees Limited



36 Lodge Ln

Derby DE1 3HB (Derbyshire County) - Derby Core Submarket



Service

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
University of Derby	GRND-1	2,960	-	Aug 2024	-

Showing 1 of 1 Tenants

Property Details

Tenancy	Single	Levellers	None
Drive Ins	1 total/9' w x 10' h	Crane	None
Docks	None	Plot ratio	0.44

Amenities

- Bus Route
- Fenced Lot



Chequers Rd - Cattle Market (Part of a 68-Property Portfolio)

Derby DE21 6EP (Derbyshire County) - Derby Core Submarket



Warehouse



Sale Summary

Sold	01/08/2024	Land Area	11.48 ac/500,069 Sq ft
Sale Price	£183,000,000	Sale Comp Status	Research Complete
NIA	92,336 Sq ft	Sale Comp ID	6887364
Price Status	Approximate	Parcel Numbers	DY439831 +2
Built/Demolished	1990/March 2018	Sale Conditions	Bulk/Portfolio Sale

Contacts

Type	Name	Location	Phone
Actual Buyer	Group 1 Automotive	Houston, TX 77024	00 1 713-647-5700
Recorded Seller	Inchcape Estates Limited	Birmingham, GBR B37 7YN	-
Actual Seller	Inchcape	Birmingham, GBR B37 7YN	0121 203 0456

Transaction Details

Sale Date	01/08/2024	Hold Period	80 Months
Sale Price	£183,000,000 (£117.74/Sq ft)	Recording Date	05/04/2024
Sale Type	Investment	Document Number	NYK337701
Sale Conditions	Bulk/Portfolio Sale		
Parcel Number	DY530957, DY439831, DY519950		

Transaction Notes

In August 2024, Inchcape plc sold its UK operations, which comprise 54 dealerships across 80 sites, to Group 1 Automotive for £346 million. The freehold and long leasehold interest of these 54 dealerships is valued at approximately £183 million, with the balance the operations components of the transfer.

The dealership locations span across England and Wales and feature brands such as Audi, BMW/MINI, Jaguar Land Rover, Lexus, Mercedes-Benz/smart, Porsche, Toyota, Volkswagen, and Volkswagen Commercial Vehicles.

The Financial Conduct Authority granted approval on July 29, 2024, with the deal closing three days later.

The vendor sought the opportunity to dispose of its UK operations to transform "into a pureplay distribution operator, with a diversified and scaled global business." The purchaser acquired the business owing to its reputation and it aligned with its capital allocation and investment strategy.



Chequers Rd - Cattle Market (Part of a 68-Property Portfolio)

Derby DE21 6EP (Derbyshire County) - Derby Core Submarket



Warehouse

Transaction Notes (Continued)

CoStar cannot determine whether either party had agent representation in the deal, though both parties used third party legal representatives.

The information in the comparable has been sourced from the vendor, purchaser and purchaser's legal representative press release.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
01/08/2024	£183,000,000 (£117.74/Sq ft)	68 Property Portfolio	Group 1 Automotive	Inchcape
22/12/2017	Not Disclosed	Owner User	Inchcape	Derby City Council

Property Details

Tenancy	Multi	Levellers	None
Drive Ins	4 total/8' w x 10' h	Crane	None
Docks	None	Plot ratio	0.18
Parking Spaces	2.17/1,000 Sq ft; 200 Surface Spaces		

Amenities

- Bus Route
- Fenced Lot
- Roller Shutters



68 Rutland St

Derby DE23 8PR (Derbyshire County) - Derby Core Submarket



Light Manufacturing



Sale Summary

Sold	30/07/2024	Land Area	0.24 ac/10,459 Sq ft
Sale Price	£260,000 (£27.42/Sq ft)	Sale Comp Status	Research Complete
NIA	9,483 Sq ft	Sale Comp ID	6803596
Built	1930	Sale Conditions	Auction Sale

Contacts

Type	Name	Location	Phone
Buyer Agent	None on the deal	-	-
Listing Agent	Bagshaws Auctions	Derby, GBR DE1 2DG	01332 542296

Transaction Details

Sale Date	30/07/2024	Sale Type	Owner User
Sale Price	£260,000 (£27.42/Sq ft)	Hold Period	20+ Years
Land Price	£1,082,905/ac (£24.86/Sq ft)		
Sale Conditions	Auction Sale		
Parcel Number	DY263357, DY264409		

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
30/07/2024	£260,000 (£27.42/Sq ft)	Owner User	-	-

Property Details

Drive Ins	None	Plot ratio	0.91
Levellers	None		
Parking Spaces	4 Surface Spaces		



Sale Summary

Sold	29/07/2024	Land Area	6.87 ac/299,257 Sq ft
Sale Price	Not Disclosed	Sale Comp Status	Research Complete
NIA (% Leased)	20,419 Sq ft (0%)	Sale Comp ID	6819829
Built	1990		

Contacts

Type	Name	Location	Phone
Recorded Buyer	Marshall Motor Group Ltd	Cambridge, GBR CB5 8RY	-
Actual Buyer	Marshall Motor Group	Milton Keynes, GBR MK10 0BN	01908 448349
Recorded Seller	Marshall Of Cambridge (Garage Properties) Limited	Hook, GBR RG27 9XA	-
Actual Seller	Marshall Motor Group	Milton Keynes, GBR MK10 0BN	01908 448349

Transaction Details

Sale Date	29/07/2024	Hold Period	11 Months
Sale Price	Not Disclosed	Document Number	DY93553
Sale Type	Investment		
Parcel Number	DY306168, DY93553, DY410680		

Transaction Notes

This transaction represents a change in title vesting only. The conveyance changes only the manner in which the title is held. The Vendor and Purchaser remain the same and continue to hold the same proportionate interest. The transfer should be considered a non-market transaction and as invalid for sale comparable purposes.

The long leasehold interest is for 99-years expiring in 2077 with the freeholder being private individuals.

Marshall Motor Group retain the overall ownership of the long leasehold interest.



Sale History

Sale Date	Price	Sale Type	Buyer	Seller
29/07/2024	Not Disclosed	Investment	Marshall Motor Group	Marshall Motor Group
01/08/2023	£5,600,000 (£274.25/Sq ft)	Owner User	Marshall Motor Group	M&G Real Estate

Property Details

Tenancy	Single	Levellers	None
Drive Ins	None	Plot ratio	0.07
Docks	4 exterior		
Parking Spaces	40.21/1,000 Sq ft; 821 Surface Spaces		

Amenities

- 24 Hour Access
- Demised WC facilities
- Fenced Lot

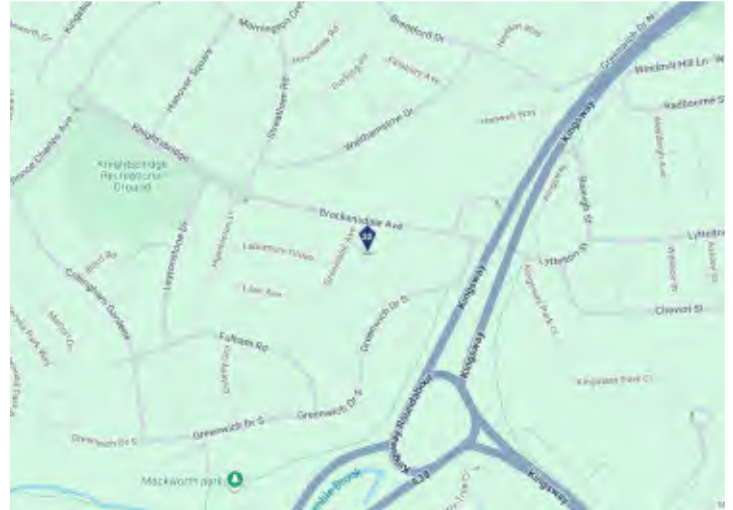


Greenland Av - Phoenix House

Derby DE22 4AJ (Derbyshire County) - Derby Core Submarket



Showroom



Sale Summary

Sold	16/07/2024	Land Area	0.33 ac/14,406 Sq ft
Sale Price	Not Disclosed	Sale Comp Status	Research Complete
NIA (% Leased)	2,132 Sq ft (0%)	Sale Comp ID	6788855
Built	1980		

Contacts

Type	Name	Location	Phone
Listing Agent	Salloway Property Consultants Limited	Derby, GBR DE24 8AJ	01332 298000
Contacts	William Speed 01332 298000, Hugo Beresford 07976 382850		

Transaction Details

Sale Date	16/07/2024	Time On Market	8 Months 22 Days
Sale Price	Not Disclosed	Hold Period	20+ Years
Sale Type	Owner User		
Parcel Number	DY101751		

Transaction Notes

An undisclosed seller has sold the freehold interest in Greenland Avenue comprising 2,132 square feet storage building to an undisclosed buyer for an undisclosed price.

The property was vacant at the time of sale.

The property was on the market with an initial asking price of £300,000.

The information in the comparable has been verified by the listing broker.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
16/07/2024	Not Disclosed	Owner User	-	-



Greenland Av - Phoenix House

Derby DE22 4AJ (Derbyshire County) - Derby Core Submarket



Showroom

Property Details

Tenancy	Single	Levellers	None
Drive Ins	None	Plot ratio	0.15
Parking Spaces	2.81/1,000 Sq ft; 6 Surface Spaces		



Sale Summary

Sold	01/07/2024	Land Area	0.38 ac/16,720 Sq ft
Sale Price	£778,000 (£107.03/Sq ft)	Net Initial Yield	6.61%
NIA (% Leased)	7,269 Sq ft (100%)	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	6938993
Built	1980		

Contacts

Type	Name	Location	Phone
Buyer Agent	Omeeto Ltd	Beeston, GBR NG9 2NH	01332 840328
Contacts	Chris Wright 07471 072799		
Recorded Seller	Acteon Group Properties Limited	Norwich, GBR NR1 1SW	-
Actual Seller	Acteon Group Ltd.	Norwich, GBR NR1 1SW	01603 227019
Listing Agent	JLL	Birmingham, GBR B3 3AY	0121 643 6440
Contacts	Bethany Popple 07596 316628, Lexann Souza 0121 634 6504		

Transaction Details

Sale Date	01/07/2024	Time On Market	28 Days
Sale Price	£778,000 (£107.03/Sq ft)	Hold Period	20+ Years
Sale Type	Investment		
Parcel Number	DY421073, DY401174		

Transaction Notes

A private individual has purchased the freehold interest of Unit 10, Plot 8 Jubilee Business Park, comprising of a 7,269 sq ft industrial unit within Derby.

The property was purchased from Acteon Group Ltd for £778,000.

At the time of sale, the property was vacant, with Hydralight Limited vacating their assignment lease. The main lessor of the property, Mirage Machines Limited were contracted on a FRI lease expiring 23/03/2026, with an annual rent of £54,250.

The new owners have since occupied the space in its entirety, but will also be receiving the rental from Mirage Machines Limited.



Transaction Notes (Continued)

Thus, producing a Net Initial Yield of 6.61%.

The property was originally marketed for £650,000.

The terms of the sale were confirmed by the vendors agent representation.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
01/07/2024	£778,000 (£107.03/Sq ft)	Investment	-	Acteon Group Ltd.

For Lease At Sale

Number of Spaces	2	% Leased	100%
Smallest Space	1,215 Sq ft	Asking Rent	Withheld
Max Contiguous	6,099 Sq ft	Industrial Available	7,314 Sq ft
Total Available	7,314 Sq ft		

Property Details

Tenancy	Single	Clear Height	23'
Drive Ins	1 total/8' w x 12' h	Crane	None
Docks	None	Plot ratio	0.43
Levellers	None		
Parking Spaces	1.65/1,000 Sq ft; 12 Surface Spaces		

Amenities

- Bus Route



Murdoch Rd - Pride Park

Derby DE24 8ZY (Derbyshire County) - Derby Core Submarket



Warehouse



Sale Summary

Sold	01/06/2024	Land Area	3.51 ac/153,047 Sq ft
Sale Price	£3,070,000 (£159.74/Sq ft)	Net Initial Yield	5.50%
NIA (% Leased)	19,219 Sq ft (100%)	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	6780745
Built	2021		

Contacts

Type	Name	Location	Phone
Actual Buyer	LondonMetric Property plc	London, GBR undefined	020 7484 9000
Buyer Agent	Colliers	London, GBR W1U 1FF	020 7935 4499
Contacts	John Hanson 07825 251894		
Actual Seller	EG Group	Blackburn, GBR BB1 2EE	01254 582111
Listing Agent	Atlas Real Estate Ltd	Warwick, GBR CV34 4RA	07798 647640
Contacts	Ben Blackwall 07798 647836		

Transaction Details

Sale Date	01/06/2024	Sale Type	Investment
Sale Price	£3,070,000 (£159.74/Sq ft)	Hold Period	81 Months
Land Price	£873,779/ac (£20.06/Sq ft)		
Parcel Number	DY481519, DY570589		

Transaction Notes

EG Group has sold Murdoch Rd, Pride Park, a 19,219 sf industrial building to LondonMetric Property plc for £3,070,000. The property was occupied at the time of sale. The property was let to MKM Building Supplies Ltd on a 15 year lease commencing at £180,000 per annum. 14.5 years of the term unexpired. 5 yearly reviews to CPI 1.5-3.5% per annum compounded.

All information in the comparable has been verified by listing broker and the buyer broker.



Murdoch Rd - Pride Park

Derby DE24 8ZY (Derbyshire County) - Derby Core Submarket



Warehouse

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
01/06/2024	£3,070,000 (£159.74/Sq ft)	Investment	LondonMetric Property plc	EG Group
01/09/2017	£2,280,000 (£96.02/Sq ft)	3 Property Portfolio	Monte Blackburn Limited	-

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
MKM Building Supplies	GRND, MEZZ	19,219	-	Sept 2021	Sept 2036

Showing 1 of 1 Tenants

Property Details

Tenancy	Single	Levellers	None
Drive Ins	2 total	Plot ratio	0.13
Parking Spaces	0.83/1,000 Sq ft; 16 Surface Spaces		

Amenities

- Yard
- Yard



Sale Summary

Unit	Travis Perkins, GRND Floor	Price Status	Full Value
Sold	30/05/2024	Sale Comp Status	Research Complete
Unit Size	24,695 Sq ft	Sale Comp ID	6744843
Built	1980	Sale Conditions	Sale Leaseback +1
Sale Price	£3,468,087 (£140.44/Sq ft)		

Contacts

Type	Name	Location	Phone
Recorded Buyer	LondonMetric Distribution Ltd	London, GBR undefined	020 7484 9000
Actual Buyer	LondonMetric Property plc	London, GBR undefined	020 7484 9000
Recorded Seller	Tp Property Company Limited	Northampton, GBR NN5 7UG	-
Recorded Seller	Travis Perkins(Properties) Ltd	Eastwood, GBR NG16 3RZ	-
Actual Seller	Travis Perkins	Northampton, GBR NN5 7UG	01604 752424
Contacts	Nick Pinney 07787 561602		
Listing Agent	Hoddell Stotesbury Morgan	London, GBR W1K 3NQ	020 7629 2030
Contacts	Richard Harding 07850 381282		

Transaction Details

Sale Date	30/05/2024	Hold Period	58 Months
Sale Price	£3,468,087 (£140.44/Sq ft)	Recording Date	24/05/2024
Sale Type	Investment	Document Number	CB88581
Sale Conditions	Sale Leaseback, Bulk/Portfolio Sale		

Transaction Notes

Travis Perkins plc have sold the freehold interest of four Travis Perkins premises to LondonMetric Property plc for a price of £14,327,469 in a sale-leaseback deal.

The price was reported by the records of the HM Land Registry.



Block C Wincanton Close (Part of a 4-Property Portfolio)

Derby DE24 8NB (Derbyshire County) - Derby Core Submarket



Industrial Condo

Transaction Notes (Continued)

The properties were:

- Travis Perkins, Wincanton Close, Derby
- Travis Perkins, Unit 6, Coxbridge Business Park, Alton Road, Farnham
- Travis Perkins, 32 St Peters Road, Huntingdon
- CCF, Waterside Industrial Park, Waterside Road, Leeds

All properties are located in industrial areas with prominent roads nearby.

This was part of a flurry of transactions that the buyer announced whereby six reversionary urban warehouse assets for £45.0 million, reflecting a NIY of 6.1% and a reversionary yield of 6.6%, were acquired. This aligned with their strategy of disposing of non-core assets and reinvesting the proceeds into higher quality assets with superior rental growth potential.

The buyer confirmed the size for the Huntingdon and Derby properties and the vendor's agent stated the approximate price.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
30/05/2024	£14,327,469 (£161.69/Sq ft)	4 Property/Unit Portfolio	LondonMetric Property plc	Travis Perkins
17/07/2019	£2,078,176 (£36.55/Sq ft)	Individual Property*	Travis Perkins	Travis Perkins

*Non-arms Length Sale Comp

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Travis Perkins	GRND	56,862	-	-	-

Showing 1 of 1 Tenants

Property Details

Tenancy	Single	Levellers	None
Drive Ins	6 total	Plot ratio	0.12
Docks	2 interior		
Parking Spaces	3.71/1,000 Sq ft; 211 Surface Spaces		

Amenities

- 24 Hour Access



Mansfield Rd @ Alfreton Road - Parker Industrial Estate

Derby DE21 4SZ (Derbyshire County) - Derby Core Submarket



Service



Sale Summary

Sold	29/04/2024	Land Area	0.09 ac/4,000 Sq ft
Sale Price	£350,000 (£89.95/Sq ft)	Sale Comp Status	Research Complete
NIA (% Leased)	3,891 Sq ft (100%)	Sale Comp ID	6779069
Price Status	Confirmed		

Contacts

Type	Name	Location	Phone
Recorded Buyer	Hiak Limited	Derby, GBR DE22 1ER	-
Buyer Agent	BB&J Commercial	Derby, GBR DE21 6BF	01332 292825
Contacts	Cameron Godfrey 07775 001877		
Actual Seller	Chartwell (Derby) Limited	Aylesbury, GBR HP19 8UG	01332 340972
Listing Agent	Rushton Hickman Ltd	Burton-On-Trent, GBR DE14 2WX	01283 517747
Contacts	Mark Richardson 07973 692220		

Transaction Details

Sale Date	29/04/2024	Land Price	£3,811,515/ac (£87.50/Sq ft)
Sale Price	£350,000 (£89.95/Sq ft)	Sale Type	Investment
Parcel Number	DY309983, DY319760		

Transaction Notes

HIAK Limited has purchased the freehold interest in 45-46 Parker Centre Industrial Estate comprising 3,891 square feet industrial space from Chartwell (Derby) Limited for £350,000.

The property was fully occupied at the time of the sale.

Due to the current demand for industrial freehold opportunities, there was a suitable buyer secured only within a week of the property being marketed.

The information in the comparable has been verified by the listing agent and buyers agent.



Mansfield Rd @ Alfreton Road - Parker Industrial Estate

Derby DE21 4SZ (Derbyshire County) - Derby Core Submarket



Service

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
29/04/2024	£350,000 (£89.95/Sq ft)	Investment	Hiak Limited	Chartwell (Derby) Limited

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Windmill Garage of Derby	GRND	3,891	-	-	-

Showing 1 of 1 Tenants

Property Details

Tenancy	Single	Levellers	None
Drive Ins	2 total/7' w x 10' h	Crane	None
Docks	None	Plot ratio	0.97
Parking Spaces	2.06/1,000 Sq ft; 8 Surface Spaces		

Amenities

- Roller Shutters
- Security System
- Security System
- Security System



Royal Scot Rd - Pride Park

Derby DE24 8AJ (Derbyshire County) - Derby Central Submarket



Industrial Condo



Sale Summary

Unit	26, GRND Floor	Sale Price	£300,000 (£152.52/Sq ft)
Sold	22/04/2024	Price Status	Confirmed
Unit Size	1,967 Sq ft	Sale Comp Status	Research Complete
Built	2009	Sale Comp ID	6728373

Contacts

Type	Name	Location	Phone
Listing Agent	SMC Brownill Vickers	Sheffield, GBR S1 2DW	0114 273 8377
Contacts	Francois Neyerlin 07886 584520		

Transaction Details

Sale Date	22/04/2024	Time On Market	6 Months 5 Days
Sale Price	£300,000 (£152.52/Sq ft)	Hold Period	108 Months
Sale Type	Owner User		

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
22/04/2024	£300,000 (£152.52/Sq ft)	Owner User	-	-
24/04/2015	£225,000 (£108.33/Sq ft)	2 Unit Portfolio	-	-

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Compartment Fire	GRND	-	-	-	-
Arc Mechanical & Electrical Ltd	GRND	-	-	-	-
Qualitrain	Unk	-	-	Jul 2018	-

Showing 3 of 3 Tenants



Royal Scot Rd - Pride Park

Derby DE24 8AJ (Derbyshire County) - Derby Central Submarket



Industrial Condo

Property Details

Centre	Pride Park	Floors	2
Location	CBD	Typical Floor	1,950 Sq ft
Tenancy	Multi	Building Class	B
Owner Occupied	No	Construction	Steel
Parking Spaces	1.03/1,000 Sq ft; 4 Surface Spaces		

Amenities

- 24 Hour Access
- Controlled Access
- Skylights
- Skylights
- Storage Space
- Storage Space

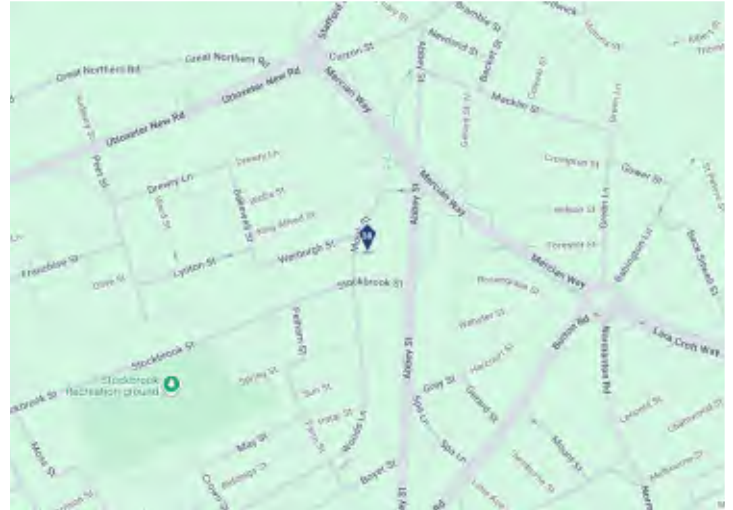


131a Monk St

Derby DE22 3QE (Derbyshire County) - Derby Core Submarket



Service



Sale Summary

Sold	19/04/2024	Price Status	Confirmed
Sale Price	£168,000 (£168.67/Sq ft)	Sale Comp Status	Research Complete
NIA (% Leased)	996 Sq ft (0%)	Sale Comp ID	6780883

Contacts

Type	Name	Location	Phone
Listing Agent	BB&J Commercial	Derby, GBR DE21 6BF	01332 292825
Contacts	Cameron Godfrey 07775 001877		

Transaction Details

Sale Date	19/04/2024	Sale Type	Owner User
Sale Price	£168,000 (£168.67/Sq ft)		
Parcel Number	DY187660		

Transaction Notes

A private individual has sold the freehold interest in 131a Monk Street comprising 1,340 square feet industrial space to a private buyer for £168,000.

The property was vacant at the time of the sale.

The information in the comparable has been verified by the listing agent.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
19/04/2024	£168,000 (£168.67/Sq ft)	Owner User	-	-

Tenants at Sale

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
SPH Roofing Contractors	GRND	100	1	-	-

Showing 1 of 1 Tenants



131a Monk St

Derby DE22 3QE (Derbyshire County) - Derby Core Submarket



Service

Property Details

Tenancy	Single	Levellers	None
Drive Ins	1 total/7' w x 8' h	Crane	None
Docks	None		
Parking Spaces	2.01/1,000 Sq ft; 2 Surface Spaces		

Amenities

- Bus Route



Sale Summary

Sold	21/02/2024	Built/Demolished	1965/March 2025
Sale Price	£2,000,000 (£9.64/Sq ft)	Land Area	8.24 ac/358,934 Sq ft
NIA (% Leased)	207,477 Sq ft (0%)	Sale Comp Status	Research Complete
Price Status	Full Value	Sale Comp ID	6659220

Contacts

Type	Name	Location	Phone
Recorded Buyer	Hortons Estate	Birmingham, GBR B3 2BH	0121 236 6481
Actual Buyer	Hortons Estate	Birmingham, GBR B3 2BH	0121 236 6481
Buyer Agent	Innes England Ltd	Derby, GBR DE24 8JN	01332 362244
Contacts	Nick Hosking 07855 423458		
Buyer Agent	Carter Jonas LLP	Birmingham, GBR B3 2AP	0121 756 5288
Contacts	Sam Cooke 07917 202576		
Actual Seller	Trustees of the Moore Family Settlement 1997	Swarkestone, GBR DE73 7JB	-
Listing Agent	Gadsby Nichols Estate Agents	Derby, GBR DE1 3DS	01332 296396
Contacts	Andrew Nichols 07973 642082		

Transaction Details

Sale Date	21/02/2024	Time On Market	8 Months
Sale Price	£2,000,000 (£9.64/Sq ft)	Hold Period	22 Months
Land Price	£242,718/ac (£5.57/Sq ft)	Recording Date	30/01/2024
Sale Type	Investment	Document Number	DY190095
Parcel Number	DY190095, DY571113, DY189548, DY50724		

Transaction Notes

Hortons' Estate Limited has completed a deal for a vacant 207,000 sq ft industrial/warehouse unit at an established commercial park in the East Midlands for £2,000,000.



Transaction Notes (Continued)

The park is a prominent, multi-let industrial and logistics estate approximately two miles south of Derby city centre and near the Rolls-Royce Sinfin campus.

Formerly occupied by UK cycling distributor, Moore Large, the unit comprises office, production, showroom, and storage and distribution facilities. It is available for immediate occupation, with Hortons considering short-term flexible lease options at £2.50 per sq ft.

Hortons already owns and manages 21 fully occupied warehouse units at Sinfin Commercial Park, which it purchased in a multi-million pound deal in 2023, which can be found on comparable ID 6363918 on the CoStar database.

The deal increases Hortons' ownership to more than 30 acres, of which the company is exploring options to let or develop eight acres of open storage and development land.

The deal was confirmed by the buyer via a press release and additional information from the seller and buyer agents.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
21/02/2024	£2,000,000 (£9.64/Sq ft)	Investment	Hortons Estate	Trustees of the Moore Family Settlement 1997
19/04/2022	£2,500,000 (£12.05/Sq ft)	Individual Property*	Trustees of the Moore Family Settlement 1997	Moore Large & Co Ltd
14/04/2021	Not Disclosed	Individual Property*	Moore Large & Co Ltd	Moore Large & Co Ltd

*Non-arms Length Sale Comp

For Lease At Sale

Number of Spaces	2	% Leased	0.0%
Smallest Space	205,150 Sq ft	Asking Rent	£2.50 - 2.75 Sq ft/yr
Max Contiguous	205,150 Sq ft	Industrial Available	410,300 Sq ft
Total Available	410,300 Sq ft		

Property Details

Tenancy	Single	Levellers	None
Drive Ins	4 total	Plot ratio	0.58
Docks	8 exterior		
Parking Spaces	0.69/1,000 Sq ft; 185 Surface Spaces		

Amenities

• Air Conditioning	• Air Conditioning	• Air Conditioning	• Bus Route
• Commuter Rail	• Demised WC facilities	• Security System	• Security System
• Security System	• Signage	• Smoke Detector	• Smoke Detector
• Storage Space	• Storage Space	• Wheelchair Accessible	• Wheelchair Accessible
• Yard	• Yard		



Sale Summary

Sold	06/02/2024	Built	2025
Sale Price	£55,000,000 (£108.34/Sq ft)	Land Area	359.67 ac/15,667,225 Sq ft
NIA	507,641 Sq ft	Sale Comp Status	Research Complete
Price Status	Confirmed	Sale Comp ID	6648456

Contacts

Type	Name	Location	Phone
Actual Buyer	Logicor Europe Ltd	London, GBR W1F 8JB	020 7198 2424
Buyer Agent	Cushman & Wakefield	London, GBR W1U 8EQ	020 7935 5000
Contacts	George Underwood 020 7935 5000		
Recorded Seller	Infinity Park Derby LLP	Coalville, GBR LE67 1UF	-
Actual Seller	Wilson Bowden Developments Limited	Coalville, GBR LE67 1UB	01530 276276
Actual Seller	Peveril Securities Ltd	Belper, GBR DE56 1BY	01773 827711
Listing Agent	Avison Young	Coventry, GBR CV3 2TQ	024 7663 6888
Contacts	David Tew 0121 200 4500, Andrew Jackson 07747 774201		

Transaction Details

Sale Date	06/02/2024	Time On Market	3 Years 3 Months
Sale Price	£55,000,000 (£108.34/Sq ft)	Hold Period	11 Months
Land Price	£152,918/ac (£3.51/Sq ft)	Document Number	EGL316564
Sale Type	Investment		
Parcel Number	DY10375		

Transaction Notes

Logicor Europe has agreed to a forward funding deal with Infinity Park Derby LLP of Plot D2, Infinity Park in Derby, for £55m.

Infinity Park Derby LLP is a joint venture between Wilson Bowden Developments and Peveril Securities. Infinity Park Derby development consists of a consortium between Infinity Park Derby LLP, Rolls Royce, Harpur Crewe Estates, Derby City Council, University of Derby and D2N2 Local Enterprise Partnership.



Sinfin Moor - Derby 507

Derby DE24 9BD (Derbyshire County) - Derby Core Submarket



Distribution

Transaction Notes (Continued)

Plot D2 is a single-storey 507,000 sq ft industrial accommodation. The under-construction property is designed to achieve a BREEAM rating of 'Excellent' and an EPC rating of 'A'. It benefits from sustainable technology like solar panels, LED lighting and air-source heat pumps.

The asset's location, design and sustainable design motivated the purchaser to acquire it.

Both parties had agent representation in the deal.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
06/02/2024	£55,000,000 (£108.34/Sq ft)	Investment	Logicor Europe Ltd	Wilson Bowden Developments Limited

For Lease At Sale

Number of Spaces	2	Total Available	507,641 Sq ft
Smallest Space	12,864 Sq ft	Asking Rent	Withheld
Max Contiguous	507,641 Sq ft	Industrial Available	507,641 Sq ft

Property Details

Tenancy	Single	Levellers	None
Drive Ins	2 total	Plot ratio	0.03
Docks	48 exterior		
Parking Spaces	0.33/1,000 Sq ft; 166 Surface Spaces		

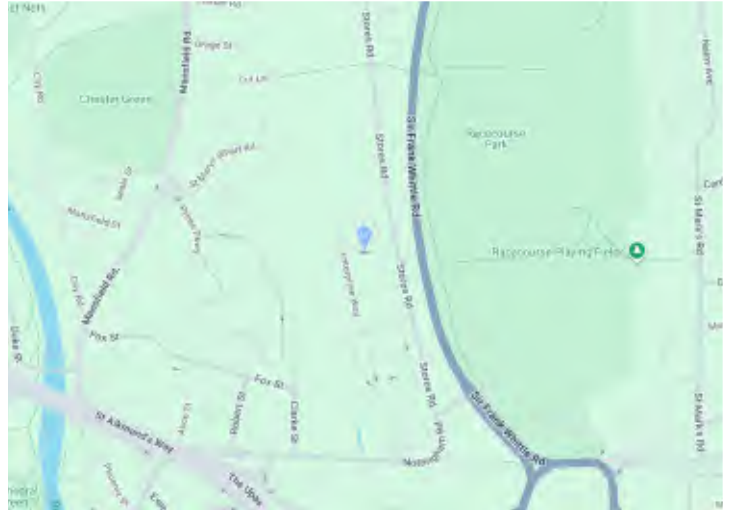
Amenities

• Air Conditioning	• Air Conditioning	• Air Conditioning	• Car Charging Station
• Common Parts WC Facilities	• Fenced Lot	• Reception	• Reception
• Roller Shutters	• Security System	• Security System	• Security System
• Signage	• Yard	• Yard	



10 Enterprise Way - Jubilee Business Park

Derby DE21 4BB (Derbyshire County) - Derby Core Submarket



Sale Summary

Pending	317 Days on Market	Built	1980
Asking Price	£750,000 (£117.50/Sq ft)	Land Area	0.28 ac/12,117 Sq ft
NIA (% Leased)	6,383 Sq ft (100%)	Parcel Numbers	DY401174

Contacts

Type	Name	Location	Phone
Listing Agent	FHP Property Consultants	Derby, GBR DE1 3QT	01332 343222
Contacts	Darran Severn 07917 460031, Corbin Archer 07929 716330		

Transaction Details

Sale Type	Investment or Owner User
Parcel Number	DY401174

Transaction Notes

The property is available to purchase at a price of: £750,000

Tenants

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Total Engineering Asset Management Ltd	GRND-1	6,383	-	Mar 2026	Mar 2029

Showing 1 of 1 Tenants

Property Details

Tenancy	Single	Clear Height	23'
Drive Ins	1 total/8' w x 12' h	Crane	None
Docks	None	Plot ratio	0.53
Levellers	None		
Parking Spaces	1.88/1,000 Sq ft; 12 Surface Spaces		



Amenities

- Bus Route



Osmaston Rd - Merlin Park

Derby DE24 8GG (Derbyshire County) - Derby Core Submarket



Warehouse



Sale Summary

Pending	712 Days on Market	Built	2025
Asking Price	£745,000 (£160.22/Sq ft)	Land Area	2.54 ac/110,642 Sq ft
NIA (% Leased)	4,650 Sq ft (0%)	Parcel Numbers	DY7151

Contacts

Type	Name	Location	Phone
Listing Agent	Salloway Property Consultants Limited	Derby, GBR DE24 8AJ	01332 298000
Contacts	William Speed 01332 298000, Hugo Beresford 07976 382850		

Transaction Details

Sale Type	Owner User
Parcel Number	DY7151

Transaction Notes

New build industrial units. The premises are available on a freehold 'For Sale' basis with vacant possession.

Property Details

Tenancy	Single	Levellers	None
Drive Ins	None	Plot ratio	0.04

Amenities

• Storage Space	• Storage Space	• Yard	• Yard
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Osmaston Rd - Merlin Park

Derby DE24 8GG (Derbyshire County) - Derby Core Submarket



Warehouse



Sale Summary

Pending	712 Days on Market	Built	June 2026
Asking Price	£745,000 (£160.22/Sq ft)	Land Area	2.54 ac/110,642 Sq ft
NIA (% Leased)	4,650 Sq ft (0%)	Parcel Numbers	DY7151

Contacts

Type	Name	Location	Phone
Listing Agent	Salloway Property Consultants Limited	Derby, GBR DE24 8AJ	01332 298000
Contacts	William Speed 01332 298000, Hugo Beresford 07976 382850		

Transaction Details

Sale Type	Owner User
Parcel Number	DY7151

Transaction Notes

The premises are available on a freehold 'For Sale' basis with vacant possession for New build industrial units B8 and Use Class E planning use

Property Details

Tenancy	Single	Clear Height	17'
Drive Ins	None	Plot ratio	0.04
Levellers	None		

Amenities

• Storage Space	• Storage Space	• Yard	• Yard
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Mansfield Rd - Parker Industrial Estate

Derby DE21 4SZ (Derbyshire County) - Derby Core Submarket

★★★★☆
Industrial Condo



Sale Summary

Unit	8, GRND Floor	Built	1994
Pending	582 Days on Market	Asking Price	£550,000 (£88.68/Sq ft)
Unit Size	6,202 Sq ft	Parcel Numbers	DY201955 +4

Contacts

Type	Name	Location	Phone
Listing Agent	Salloway Property Consultants Limited	Derby, GBR DE24 8AJ	01332 298000
Contacts	Chris Keogh 07377 135765, Hugo Beresford 07976 382850		

Transaction Details

Sale Type	Investment
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Transaction Notes

The property's freehold interest is available to purchase at £550,000, reflecting a net initial yield of c. 7.3% after purchaser's costs, or a capital value of approximately £93.62sq.ft

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
17/07/2017	£265,000 (£40.77/Sq ft)	Owner User	Ms Chen Lin	-
01/11/2016	£45,000 (£5.04/Sq ft)	Investment	Boomers	-
24/05/2016	£340,000 (£46.58/Sq ft)	3 Unit Portfolio	-	-
30/03/2016	£240,000 (£50.45/Sq ft)	2 Unit Portfolio	-	Kaliber Engineering Ltd
03/02/2009	£245,000 (£41.87/Sq ft)	Owner User	Star Signs (Derby) Ltd	-

Tenants

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Custom Paintwerx Ltd	GRND, MEZZ	12,700	-	Mar 2020	Mar 2025
Star Signs (Derby) Ltd	GRND, MEZZ	6,432	7	May 2009	-



Tenants (Continued)

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Active Apparel Group	GRND	3,838	-	May 2025	-
Deviant Cross Fit	GRND	3,500	-	-	-

Showing 4 of 4 Tenants

Property Details

Tenancy	Multi	Clear Height	13'1"
Drive Ins	5 total/8' w x 11' h	Crane	None
Docks	None	Power	3p
Levellers	None	Plot ratio	0.99
Parking Spaces	0.32/1,000 Sq ft; 37 Surface Spaces		

Amenities

• Roller Shutters	• Security System	• Security System	• Security System
• Signage	• Storage Space	• Storage Space	• Yard
• Yard			



Sale Summary

Pending	260 Days on Market	Built	2025
Asking Price	£425,000 (£156.65/Sq ft)	Land Area	0.06 ac/2,713 Sq ft
NIA (% Leased)	2,713 Sq ft (100%)	Parcel Numbers	DY7151

Contacts

Type	Name	Location	Phone
Listing Agent	Salloway Property Consultants Limited	Derby, GBR DE24 8AJ	01332 298000
Contacts	William Speed 01332 298000, Hugo Beresford 07976 382850		

Transaction Details

Sale Type	Investment
Parcel Number	DY7151

Transaction Notes

Freehold: Offers in the region of £425,000

Tenants

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
The Television Giant Ltd	GRND	2,713	-	Jul 2025	Jul 2035

Showing 1 of 1 Tenants

Property Details

Tenancy	Single	Levellers	None
Drive Ins	None	Plot ratio	1.00



Stores Rd - Special Offer Supplies

Derby DE21 4BD (Derbyshire County) - Derby Core Submarket



Warehouse



Sale Summary

Pending	202 Days on Market	NIA	65,739 Sq ft
Asking Price	Not Disclosed	Built	1998

Contacts

Type	Name	Location	Phone
Listing Agent	Salloway Property Consultants Limited	Derby, GBR DE24 8AJ	01332 298000
Contacts	Chris Keogh 07377 135765, William Speed 01332 298000		

Transaction Details

Sale Type	Owner User
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Transaction Notes

The subject property comprises two interconnected high bay warehouse units, each of steel frame construction and having profile sheet clad elevations set beneath a pitched sheet roof.

The larger of the two warehouses has a height of 13.1m to the underside of the steel rafters, with the adjacent warehouse having a height of 6.3m reducing to 3.9m to the underside of the crane rails. Fronting Stores Road there are four loading doors ranging in size, with four loading docks sited to the rear of the property.

Within the smaller warehouse there is a two-storey block which provides ground floor office and welfare facilities, with the first floor comprising predominantly open plan office accommodation.

Additionally, located within the site there are a series of portacabin buildings which provide further office accommodation and welfare facilities.

The property has forecourt parking/loading immediately to the front, with gated access to the side which leads to a secure block paved yard area providing parking and surface storage together with access to the rear of the site.

Tenants

Tenant Name	Floor	Sq ft Occupied	Employees	Move Date	Expiry
Special Offer Supplies	GRND	58,741	-	-	-

Showing 1 of 1 Tenants



Property Details

Tenancy	Single	Cross Docks	None
Drive Ins	7 total/10' w x 15' h	Clear Height	42'
Docks	2 exterior	Crane	None
Levellers	None		
Parking Spaces	0.24/1,000 Sq ft; 16 Surface Spaces		

Amenities

• Bus Route	• Roller Shutters	• Security System	• Security System
• Security System	• Storage Space	• Storage Space	

Contact details

Enquiries

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