

FOR SALE | £550,000

City Centre Workshop Unit



Units 4 & 5, Forman Street, Derby, Derbyshire, DE1 1JQ

9,891 Sq Ft | 918.87 Sq M

DB

DAVID BROWN

COMMERCIAL





Location

The property is located on Forman Street to the west of the City Centre close to the Cathedral Quarter side of the City Centre, placing it within easy reach of Derby's key commercial districts and a wide range of amenities including cafés, restaurants, and retail.

Forman Street is located in close proximity to the A516 (Uttoxeter Road) and the A601 (Mercian Way).

Units 4 & 5 are situated in a mid-terrace position to the west side of Forman Street.

Description

The property comprises two interconnected workshops / industrial units of loadbearing brick elevations beneath a pitched tiled roof. The property has been extended to the rear though a single storey masonry construction beneath a mono-pitched steel roof.

Internally unit 4 comprises an open span workshop to the front with first floor mezzanine, stores and WCs to the rear. Unit 5 comprises a similar unit with a full cover mezzanine having a production area, WC's, kitchen facilities and stores to the ground floor and offices/stores to the first floor.

The warehouse and production areas have concrete floors, painted masonry walls and fluorescent lighting. The offices have laminate floors, painted plaster walls, painted plaster ceilings and fluorescent lighting.

There is a car park to the rear with space for approximately 10 cars being accessed from Kensington Street.

The freeholder may consider a sale of units 4 & 5 individually.

Accommodation

We have measured the property according to Net Internal Area (NIA):

Description	Sq Ft	Sq M
Unit 4	3,799	352.93
Unit 5	6,092	565.95
TOTAL	9,891	918.87

Services

It is understood that all mains services are connected to the property.

Planning

We understand the premises has planning consent for light industrial use.

VAT

Not applicable

Business Rates

£23,750 as of the 2026 VOA rating list.

EPC

D (77) valid until 1st August 2026

Legal Costs

Each party is to be responsible for their own legal costs associated with this transaction.

Anti-money laundering

Interested parties are to provide copies of their ID documents and a recent utility bill as part of AML checks.

Additional Information

Price
£550,000

Viewing

Viewing is strictly by prior appointment. Please contact Ash Elliott for further information.

Ash Elliott
01332 200 232
aelliott@davidbrownproperty.com

