

West Meadows Industrial Estate

Cranmer Road Derby DE21 6JL

Warehouse | 3,007 ft²



6 m eaves height



Three-phase electricity



24-hour access



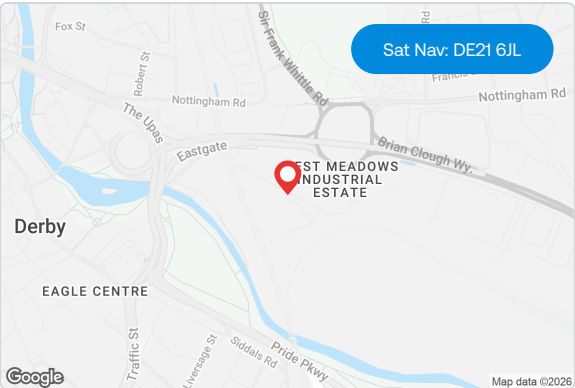
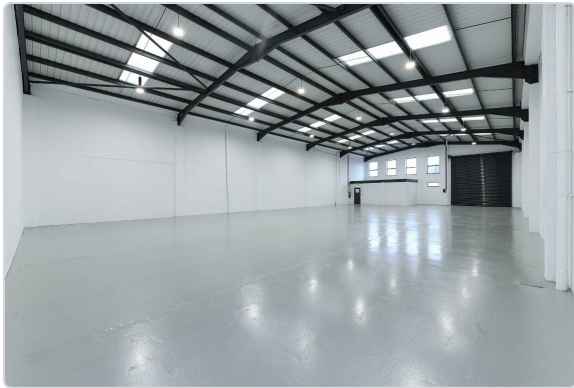
Close to A52 and M1



Roller shutter door

Available to Let

LastMileFirst | mileway.com



Description

West Meadows sits in a well-established industrial location just outside Derby city centre, with great links to the A52 and M1. The units have a 6 m eaves height, three-phase electricity and WC facilities.

Location

The estate is located in the heart of Derby which means any potential occupier will benefit from quick and easy access to the Midlands motorway network and the wider country. The estate is located within 1 mile from Derby City Centre and is access by the A52 from Pentagon island which provides easy access to the M1 just 10 miles away.

Further information

EPC
EPC
Potential
Rating: B

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit G1	Warehouse	3,007	01/09/2026	2,005
Total		3,007		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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