



PENTAGON GATEWAY

PENTAGON ROUNDABOUT

SIR FRANK WHITTLE ROAD

DERBY

DE21 4AZ



what3words: ///stones.extend.urban



PROMINENT OPPORTUNITY IN USE CLASSES E & B

33,989 sq ft on 1.94 Acres

**TO LET /
MAY SELL**



VIEW VIDEO



The subject property comprises a standalone former car dealership complex featuring a showroom, workshops, and an office building, totalling 33,989 sq ft (3,157.68 sq m).

The facility is divided into various sections including: a car showroom with integrated sales offices, workshops, vehicle valeting area, and a dedicated yard, parking and associated land (equating to approx. 66,485 sq ft). The site benefits from 3 phase power, water, waste and WC facilities.

VERSATILE FORMER DEALERSHIP

with Showroom, Offices, Workshops & Yard



[View Floor Plans](#)

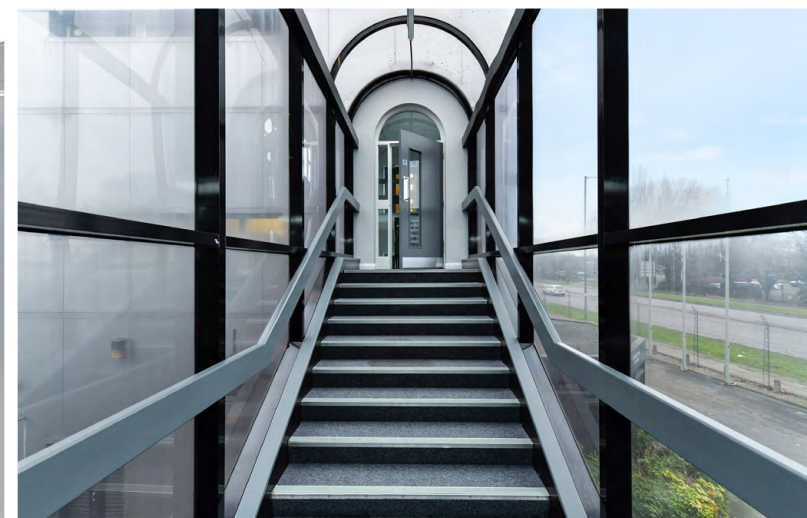
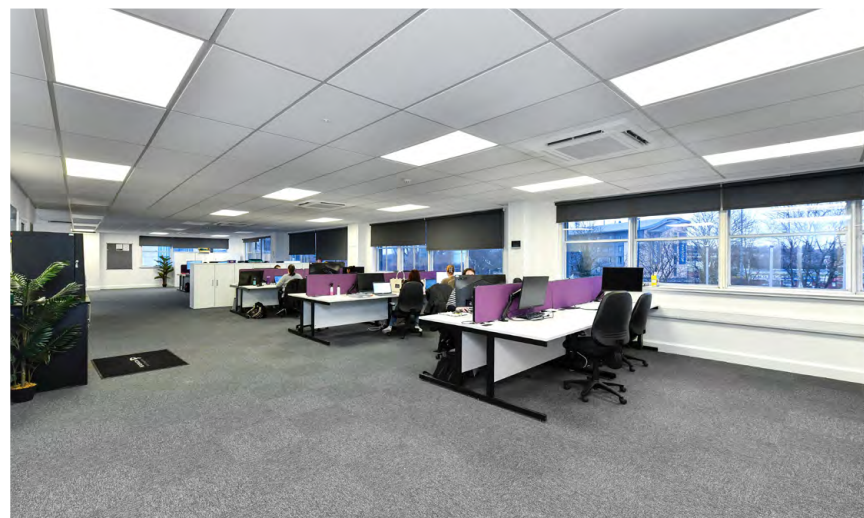


Accommodation (GIA)

Ground Floor North	11,438 sq ft	1,062.64 sq m
Ground Floor South	6,583 sq ft	611.58 sq m
First Floor North	4,065sq ft	377.63 sq m
First Floor South	3,968 sq ft	368.66 sq m
Second Floor North	3,967 sq ft	368.54 sq m
Second Floor South	3,968 sq ft	368.66 sq m
TOTAL	33,989 SQ FT	3,157.68 SQ M
Total Site Area	1.94 Acres	0.79 hectares



 [View Photo Gallery](#) 



PRIME LOCATION WITH EXCEPTIONAL

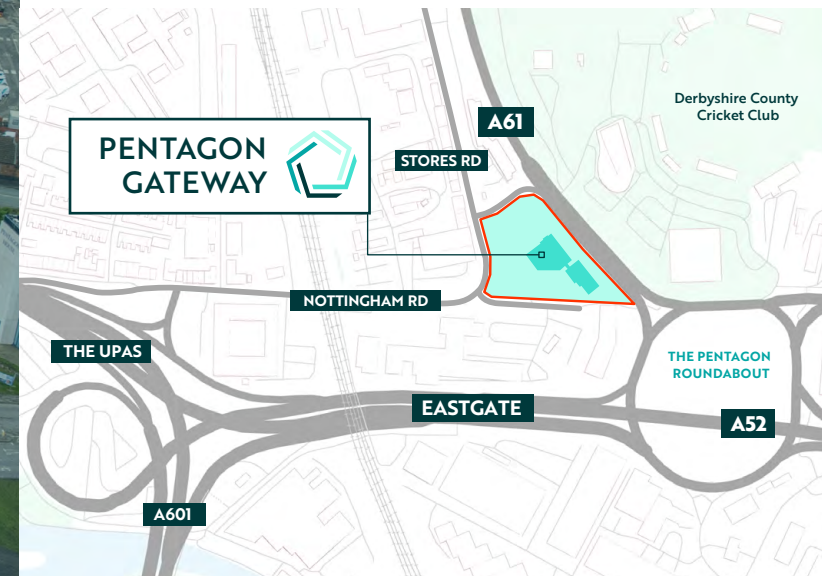
Fronting the A61 on the Pentagon Roundabout

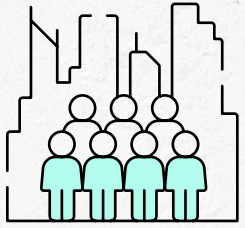
CONNECTIVITY

The property fronts the A61 near the A52 intersection at Pentagon Roundabout, 1.8 miles from Derby city centre (5-minute drive) and 15 miles from Nottingham. The surrounding area is industrial, with petrol stations, a hotel, a health club, and car dealerships.

The A52 is Derby's primary route, linking Nottingham to the east and Ashbourne to the west. The M1 is accessible via Junction 25 (A52) or Junction 28 (A38), connecting to London, Leicester, and Sheffield. Other key roads, including the A5111, A514, and A516, facilitate local traffic.

Derby Railway Station serves as a major national rail hub.

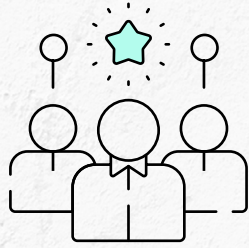




261,400

The recorded population of Derby.

143,000 of which are within a 10-minute drive time of the property.



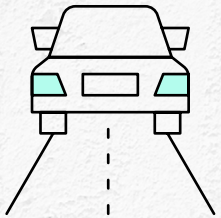
93,757

The total reachable workforce within a 10-minute drive time.



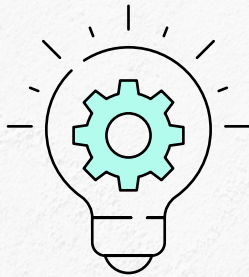
23%

Derby has one of the fastest-growing economies in the UK, having achieved 23% growth in Gross Value Added (GVA) over the last five years.



36,000

Within a 10-minute radius, approximately 36,000 people rely on a vehicle to travel to work.



300 YEARS

Derby, the UK's innovation hub for over 300 years, is home to major corporations like Toyota, Rolls-Royce, and Motorpoint.



34,000

Derby also has a large student population, with approximately 34,000 students attending the University of Derby.

Postcode: DE21 4AZ

Google Maps: [Click here](#)

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SIR FRANK WHITTLE ROAD • DERBY • DE21 4AZ





STANDALONE DEALERSHIP WITH SHOWROOM & WORKSHOPS

EPC
C - 62.

SITE AREA

The site extends to approximately 1.94 acres.

TERMS

To let on terms to be agreed on a new lease directly from the landlord.

The freehold may be available subject to terms.

BUSINESS RATES

Interested parties should make their own investigations.

VIEWINGS

Please contact the joint agents:



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