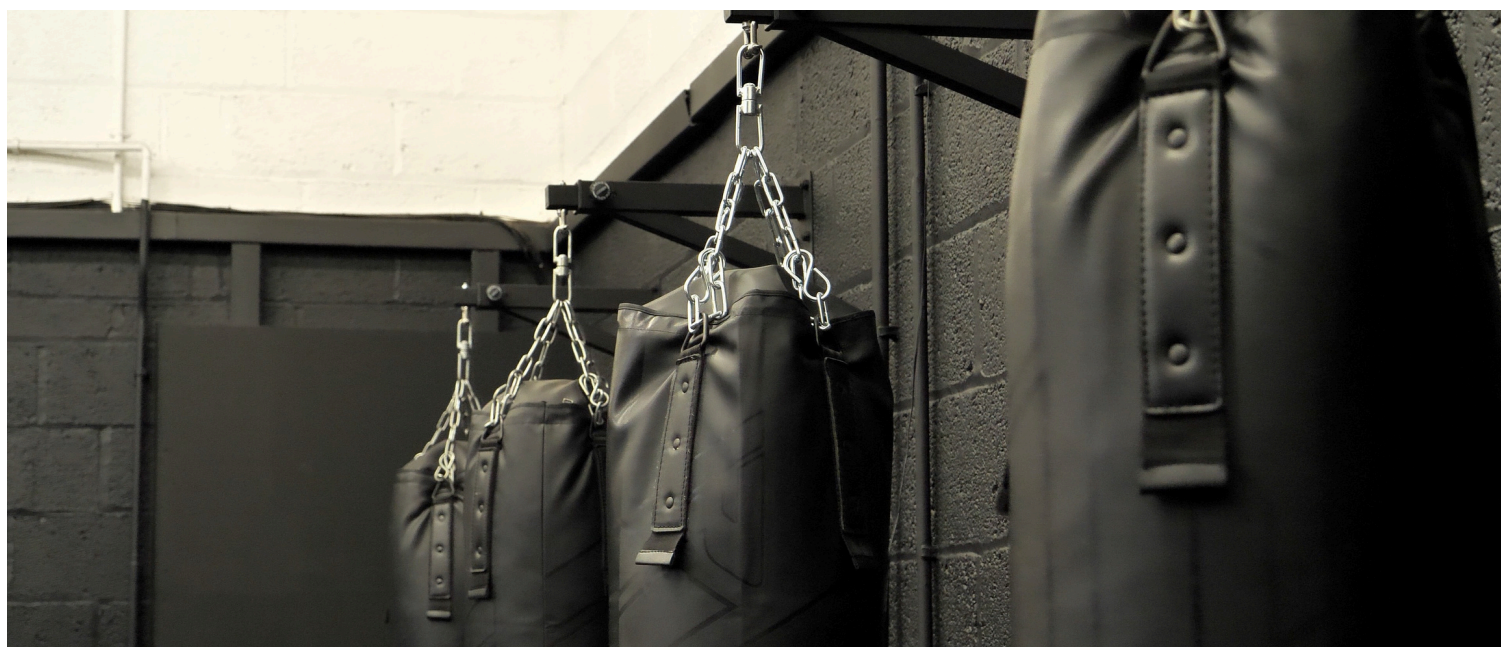


PRIVATE COMBAT SPORTS TRAINING FACILITY - DERBY

Fully private combat sports training facility available to rent in Derby.

This is not shared gym access and not hourly hire - during your allocated days, the entire space is yours.

Ideal for boxing, MMA, kickboxing or Muay Thai clubs looking for a professional base without full-time rent overheads.



THE SPACE

- 860 sq ft ground-floor training area
- (Comfortable space for 15–20 people at one time)
- Boxing ring (raised platform) – recently re-floored
- Multiple wall-mounted heavy bags + water bag
- Open floor space for pads, drills & conditioning
- Rubber gym flooring throughout
- Industrial, dark-gym finish
- High ceilings with good airflow

ACCESS & AVAILABILITY

- Available 3 days per week:
- Tuesdays, Thursdays & Sundays
- Access from 5:00am – 10:00pm on those days
- Train early mornings, evenings or full days

IDEAL FOR

- Boxing clubs
- MMA teams
- Kickboxing / Muay Thai gyms
- Established coaches or growing fight teams wanting a private base

PROVEN SETUP

The facility is already used successfully by an established boxing club on the other days, and has been set up specifically to support structured training, team development and long-term growth.

(Your days remain fully private and exclusive.)

RENT

- £750 per month
- All bills included
- No hourly charges
- No hidden costs

FULLY PRIVATE USE

- Entire facility is exclusively yours on your allocated days
- Private, locked access door
- No shared classes, no public access
- CCTV covering the facility
- Small private storage room included

FACILITIES & EXTRAS (ALL INCLUDED)

- On-site car parking
- Kitchen access
- WiFi available throughout the building
- Weekly professional cleaning included
- All bills included
- (No electricity, heating or water bills)

IMAGES

All photos shown were taken within the last two weeks and reflect the space exactly as it is today. No stock images. No surprises on viewing.

LOCATION

Located within Sir Francis Ley Industrial Park, Derby.

Excellent access to Derby city centre, A50, A52 and surrounding areas. (Your days remain fully private and exclusive.)

