

Press release 2015



AMBER BUSINESS CENTRE AND THE MOVING MARKET

Landscape image at 6:4 ratio

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The vacancy at Amber Business Centre, reports Tim
Ridley in May a further 3 lettings were concluded totaling
26

Unit expansion plans. Synergy are an established car
dealer providing bright and airy display accommodation,
the lease was obtained prior to completing the lease.

“The estate and fronting Greenhill Lane and ideally
suited our needs. The site is readily accessible with easy access from the A38 and FHP structured a deal
which caters for our expansion plans”.

Unit 18.1, being a modern end terrace unit of 4,573ft² was let on a new lease to Evans Light Haulage who
have relocated from Ripley.

Unit 15.13 has been taken by Kustom Coatings who have relocated from Derby. Kustom are hydrographic
water transfer suppliers predominantly to the automotive industry and were attracted by the location and
accessibility of the estate.

Two more starter units are under offer and due to complete shortly, leaving only one unit currently remaining
available of approximately 12,400ft². This is to be refurbished soon prior to being offered to let.

Tim Richardson from FHP comments:

“The succession of lettings completed at Amber are indicative of the ongoing demand for well-located industrial and warehouse premises from SME’s. Take up is such that we are now finding it difficult to accommodate requirements and with no new development of units at the smaller end of the scale, there is a distinct supply side shortage. We have seen rents increase over the last 12 months to the extent that we are now approaching prerecession levels on second hand buildings. The freehold market is no different with very few industrial properties around for businesses to buy. Build costs have increased dramatically making new development difficult, except for large distribution units, so we continue to see second hand freehold costs rise”.

Philip Caspell, Asset Manager at landlord Commercial Estates Group comments –

“It is great to welcome a number of new tenants to Amber Business Centre. It is encouraging to see the estate now approaching 100% occupancy with the increased level of take-up being reflective of the wider warehouse & industrial property market, where a constriction of supply is meeting an ever-increasing level of tenant demand.”

For further information please contact Tim Richardson at FHP on 01332 343 222.

Notes to Editors

FHP is a Midlands based commercial property consultancy with offices in Nottingham and Derby. Its 60 strong team offers a full range of professional and commercial property solutions for clients in the retail, leisure, office, industrial and investment markets.

The Company also provides businesses with a full property consultancy service including valuations, rates appeals, compulsory purchase advice with the Company having a strong Property Management Department which manages properties for individuals, corporate and institutions.

FHP has been involved in some of the largest commercial property deals and developments within the region and works with national operators including Intu Properties Plc, Clowes Developments (UK) Limited, Peel Property Holdings.

FHP is also able to call upon the expertise of its sister residential property Company FHP Living Limited which handles the sales of select properties across Nottinghamshire from boutique offices in the Nottingham City Centre and West Bridgford.