



## FHP PLAY KEY ROLE IN EXPANSION OF HIGH TECH MANUFACTURER

FHP Property Consultants are pleased to have been involved in a major expansion of a substantial local business within Derby, having been asked to advise on the relocation to a new facility and disposal of their existing freehold premises.

Established in 2008, Pentaxia Limited are a world class tooling and composite manufacturing facility with clients including some of the most advanced engineering businesses in the world. From fast jets to luxury cars, front of grid motorsport teams to bespoke engineering organisations, Pentaxia manufacture for all of these and provide a dynamic reliable end to end approach to project delivery.

Currently operating out of 6 units totalling 27,500ft<sup>2</sup> at Longbridge Lane off Ascot Drive, the business needed a facility that would accommodate their ongoing expansion.

Pentaxia identified a manufacturing property of some 70,000ft<sup>2</sup> on 6 acres on Alfreton Road, originally constructed for composites production by Rolls-Royce some 40 years ago and then extended by Key Joinery in more recent times. A deal was agreed and the focus turned to a disposal of the existing premises.

FHP Property Consultants commenced marketing and within days agreed terms for a sale to Derbyshire Investments (UK) Limited of the industrial premises together with a plot of development land within the same estate. As part of the transaction a flexible lease was put in place to allow Pentaxia to remain in occupation whilst the new property is refurbished.

Tim Richardson comments:

*“The client’s brief was to enable a release of funds from the existing property assets to facilitate the acquisition of the new building. The structure of the deal has enabled Pentaxia to do this whilst continuing*

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*to operate from the premises and allow an orderly move whilst maintaining production. Derbyshire Investments were straightforward to deal with and performed quickly on the acquisition”.*

Stephen Ollier from Pentaxia adds:

*“This is a very exciting period in our growth. This deal will see the new site return to its former glory as a centre of innovation and a composites hub for the Midlands, and will double our existing production capability, with room for additional growth in due course. FHP as property advisors have been instrumental in making this happen”.*

FHP are now instructed to offer the Ascot Drive premises to let following Pentaxia’s relocation, with sizes from 5,000ft<sup>2</sup> to 16,500ft<sup>2</sup>, available from Q1 2018.

In addition, there is a design and build opportunity on the development plot suitable for a bespoke industrial unit up to 8,400ft<sup>2</sup>, or other commercial use subject to planning.

For further information, please contact Tim Richardson of FHP Property Consultants on 01332 343 222 or [timr@fhp.co.uk](mailto:timr@fhp.co.uk).

## Notes to Editors

- FHP is a Midlands based commercial property consultancy with offices in Nottingham and Derby. Its 80 strong team offers a full range of professional and commercial property solutions for clients in the retail, leisure, office, industrial, residential land 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.