

# Press release 2017



## IDEAL TRADE COUNTER OPPORTUNITY IN DERBY

It is quite rare that we are able to bring to the market a warehouse building suitable for trade counter purpose and having its own enclosed yard, but 31-33 Longbridge Lane fits the bill.

Extending to some 5,000ft<sup>2</sup> the current use is for manufacturing, but previously was occupied by a trade counter hire business and has a secure fenced yard, wash down facility, trade counter area, office and two loading doors into the warehouse areas.

Immediate neighbours include City Electrical Factors and Edmundson Electrical, and Longbridge Lane sits off Ascot Drive, a main trade counter location in the City and home to operators such as Screwfix, Howdens, Jewsons, Travis Perkins, Magnet and the like.

The property is available to let by way of a new lease and arrangements to view can be made through Tim Richardson at FHP Property Consultants on 01332 224 857 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.