



## REFURBISHED WAREHOUSE 9,445FT<sup>2</sup> AVAILABLE NOW

With the exception of removing the scaffolding, the refurbishment works on this industrial/warehouse unit are now complete, providing 9,445ft<sup>2</sup> with easy access to the A38 dual carriageway at Alfreton.

The property is situated on Amber Business Centre, an established and successful industrial park, marketed through FHP Property Consultants. The specification includes brand new office, full internal decoration, new lighting and extended yard/parking area. An additional benefit is an out of hours security presence on the estate giving additional peace of mind, and the building is in its own shared fenced yard.

The property is available to let by way of a new lease at a very reasonable rent of £35,500 per annum. If you are looking for space in the area then please get in touch with Tim Richardson at FHP Property Consultants to discuss your requirements further.

Contact details are 01332 224 857 or email [timr@fhp.co.uk](mailto:timr@fhp.co.uk).

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## 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 and Clowes Developments (UK) Limited.
- 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 and the surrounding areas from boutique offices in the Nottingham City Centre and West Bridgford.