



## UNITS AVAILABLE ON ESTABLISHED CANDLEBY COURT INDUSTRIAL ESTATE

Two small units are now available on the Candleby Court Industrial Estate on Candleby Lane in Cotgrave. Both units are 78.3m<sup>2</sup> (843ft<sup>2</sup>) in size and benefit from a clear span space with roller shutter doors, three phase power and WC facilities. Allowing easy in and out access into the city centre and being in close proximity to the A46 and A52. The units being ready for immediate occupation allowing any potential tenant the ability to start operating/manufacturing/trading almost instantly.

It is important to note that it is likely that all of these units will qualify for small business rates relief, and are offered on flexible lease terms, ideal for a local occupier/ new start up business.

Anthony Barrowcliffe comments:

*"After the great success achieved on the Hollygate 46 development, I am excited to bring these units to the market. I have already received vast amounts of interest and I am very positive we can get these two units let very quickly, bringing the estate back to full occupancy. With a huge surge in demand for sub. 2,000ft<sup>2</sup> industrial space and a real lack of supply in the market place I feel confident in getting these units let fairly quickly."*

If you are interested in these small units then please get in touch and we would be pleased to advise you on this or other options available. For further information please do not hesitate to contact Anthony Barrowcliffe of FHP on 0115 841 1148 or [anthony@fhp.co.uk](mailto:anthony@fhp.co.uk).

END

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Date: 20<sup>th</sup> February 2018

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