



FREEHOLD OFFICE/STORAGE OPPORTUNITY OFF ASCOT DRIVE, DERBY

FHP Property Consultants are pleased to bring to the market this end terrace modern building which is available either for sale or to let due to relocation of the current owners.

4 Ascot Business Park is situated off the ever popular Ascot Drive and extends to some 2,781ft² of office and storage space, with an additional 487ft² mezzanine stores.

The office space is fitted to a very high standard including air conditioning and LED lighting, and has a range of different office sizes together with fully fitted kitchen providing a pleasant working environment. The storage space is full height and has a loading door to the front together with onsite parking. Ascot Drive is very popular with trade counter operators, manufacturers and storage businesses alike and is easily accessible either from the A6 London Road or the outer ring road.

Guide price is £250,000 for a sale, or alternatively a new lease may be agreed at a rent of £25,000 per annum.

For further information please contact Tim Richardson at FHP Property Consultants on 01332 224 857 or email 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 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.