



SUBSTANTIAL OFFICE SPACE AVAILABLE IN CENTRAL DERBYSHIRE LOCATION

FHP Property Consultants are pleased to be able to offer a substantial open plan office in the market town of Ripley, having excellent access to the A38 dual carriageway and also A610 Nottingham Road.

The first floor accommodation is within the Amber Valley Borough Council headquarters office building and extends to some 11,500ft² of high quality space incorporating LED lighting, raised floors, data cabling, double glazing, passenger lift and central heating.

The accommodation is offered at a very competitive rent of only £5 per ft² per annum, with service charge, utilities and with rates also very reasonable this represents an excellent opportunity to acquire economic space in an accessible location, with town centre facilities on tap.

Tim Richardson of FHP Property Consultants comments "With a shortage of open plan space available on a single floorplate this represents a great opportunity to acquire good quality office space at a very affordable rate. Access is good, car parking is available nearby and the landlords deal with the main building maintenance and shared facilities thereby reducing the tenants obligations. We would encourage anyone with a requirement for offices of this size in the area to visit."

Further information is available from the agents, FHP Property Consultants, contact Tim Richardson 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.