



AIR-CONDITIONED OFFICES WITH GOOD PARKING SITUATED ON PRIDE PARK

FHP Property Consultants are pleased to offer the leasehold interest of 12 Mallard Way, Pride Park, Derby to the market.

12 Mallard Way is conveniently located within walking distance of the railway station on Pride Park, and offers excellent accessibility to the A52 linking up with the M1 Motorway.

The property comprises a two-storey office building with the benefit of air-conditioning and 8 allocated car parking spaces.

The property is available to lease at a rent of £22,500 per annum.

Darran Severn from FHP Property Consultants comments:

"This is a great opportunity to occupy a self-contained office premises on Pride Park. The accommodation presents well, and is ready for occupation. The property would suit any small to medium sized business and could provide space for approximately 18-20 people. I look forward to speaking with all interested parties."

For further information or to arrange a viewing, please contact Darran Severn on 01332 343 222 or darran@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.