



SUBSTANTIAL FREEHOLD OFFICE IN DERBY FOR SALE

Over the last few years it has been increasingly difficult to buy office buildings in Derby and FHP Property Consultants are pleased to be able to offer this detached property in Derby's established Professional Quarter.

2 St James Court is located off Friar Gate, a main arterial road on the western side of the City Centre. The 3 storey building is situated within a courtyard development providing a pleasant working environment together with onsite car parking, yet within a short walk of the City Centre facilities. The property incorporates a lift, reception area, gas central heating and replacement double glazing and extends to a total of some 11,437ft².

Tim Richardson from FHP Property Consultants comments:

"This is an excellent opportunity to buy a detached office building and then configure it for your own use. It is very conveniently located within Derby's traditional Professional Quarter in a central location yet with easy access to the ring road. With onsite parking and additional public car parks in the vicinity, together with being on a bus route and within a short walk of the City Centre, accessibility is excellent."

For further information or to arrange a viewing 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 Birmingham, 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.

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.
Visit our website: www.fhp.co.uk

To find out more please call:

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