



## CLEAR SPAN WAREHOUSE SPACE IN DERBYSHIRE – RENT ONLY £2.80 PER FT<sup>2</sup>

FHP Property Consultants are pleased to bring to market this industrial/warehouse unit, which is situated on Asher Lane Business Park in Ripley, Derbyshire.

The premises are located on Asher Lane, to the north of Ripley, approximately 12 miles to the north of Derby and 15 miles northwest of Nottingham. Asher Lane connects to the A38, providing good access to Junction 28 of the M1 Motorway.

The property comprises industrial/warehouse space, with a minimum eaves of 5.75m rising to 8.4m. The clear span accommodation extends to approximately 1,306 m<sup>2</sup> (14,058 ft<sup>2</sup>) and is available to let on a new lease for a term of 3-5 years. The quoting rent is £39,500 per annum exclusive.

Darran Severn from FHP Property Consultants comments:

*“This is an excellent opportunity for any business looking for clean, secure and economical accommodation. The warehouse benefits from 3 dock level loading bays and a concrete surfaced delivery approach providing exceptional access for HGVs.*

*This is priced to go quickly, and I look forward to speaking with interested parties.”*

For further information or to arrange a viewing, please contact Darran Severn of FHP Property Consultants on 01332 343 222 or email [darran@fhp.co.uk](mailto:darran@fhp.co.uk).

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## 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.

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Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.  
Visit our website: [www.fhp.co.uk](http://www.fhp.co.uk)

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