



## FABULOUS UNIT WITH LARGE YARD AND EXPANSION LAND AVAILABLE TO BUY IN HEANOR

As a result of the forthcoming relocation of our Client, the current owner occupier of this fantastic unit on Heanor Gate Industrial Estate, we are pleased to provide a rare opportunity to buy substantial modern space with the key benefit of a large yard and expansion land.

The sale is being handled by Tim Gilbertson, Chris Proctor and Darran Severn of FHP and Tim Gilbertson commented:-

*"I bought this unit for our Client some years ago and it has served him well. It's a credit to him as it has been maintained in an immaculate condition with fantastic ground floor offices and ancillary space, including canteen and board room, leading to large open span storage or production space beyond.*

*There is also a first floor which is currently used for storage but could equally be turned into additional office space.*

*The key benefit of the building though is the large site upon which it sits which is currently configured to provide a substantial yard but also has additional expansion land to the rear which would enable (subject to planning) expansion of the building and / or expansion of the car park and yard area.*

*A really good quality building. Fully fitted throughout with heating and lighting in the warehouse and excellent offices and I hope that we receive interest immediately".*

For further information on the building or to discuss or view please contact either Tim Gilbertson (07887 787 893 / [tim@fhp.co.uk](mailto:tim@fhp.co.uk)), Chris Proctor (07747 464 770 / [chris@fhp.co.uk](mailto:chris@fhp.co.uk)) or Darran Severn (07917 460 031 / [darran@fhp.co.uk](mailto:darran@fhp.co.uk)).

ENDS

Tim Gilbertson

Date: 2<sup>nd</sup> June 2020

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.

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