



## NEW TO THE MARKET - INDUSTRIAL/ WAREHOUSE UNIT IN DERBY

FHP Property Consultants are pleased to bring to market Unit 9 Prime Industrial Park, Shaftsbury Street, Derby. Prime Industrial Park is situated fronting Shaftsbury Street on the A514 Osmaston Road, a main arterial road connecting the inner and outer ring road.

The property comprises industrial/warehouse space and incorporates a roller shutter loading door. The accommodation extends to 8,560ft<sup>2</sup> and is available to let on new lease terms.

Darran Severn of FHP Property Consultants comments:

*"This is a great opportunity to acquire economic industrial/production space. There is further opportunity to combine this unit with Unit 8 Prime Industrial Park to provide total accommodation extending to 16,736ft<sup>2</sup>. We are seeking rents in the region of £3.50ft<sup>2</sup> which is extremely competitive. I look forward to speaking with all interested parties."*

For further information or to arrange a viewing, please contact Darran Severn on 01332 343222 or [Darran@fhp.co.uk](mailto:Darran@fhp.co.uk).

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