



## HYBRID UNIT WITH OFFICE AND STORAGE ACCOMMODATION CLOSE TO THE A52 IN DERBY

FHP Property Consultants are pleased to have been instructed to market 2B Aspen Business Park, Spondon on a leasehold basis.

The property has excellent access to the A52 dual carriageway on the east side of Derby and therefore has good access to the M1 motorway at Junction 25.

The building comprises an end terraced industrial/warehouse unit which has been extensively fitted out as good quality offices with ancillary storage. The offices are fitted to a high specification including suspended ceilings with lighting, air conditioning and heating, double glazing and windows at first floor. There is also a full height loading door and 3 phase power.

The property is available on new lease terms at a rent of £19,000 per annum.

Darran Severn of FHP Property Consultants comments:

*"The unit is currently used for offices but would equally be suited to light storage or lab/studio space. The accommodation provides a total of 5,440ft<sup>2</sup> which is split over two floors.*

*'I'd be delighted to discuss the opportunity and show interested parties around at any time.'*

For further information or to arrange a viewing, please contact either Darran Severn (07917 460 031/[darran@fhp.co.uk](mailto:darran@fhp.co.uk)) or Estée Coulthard-Boardman (07917 576251/[estee@fhp.co.uk](mailto:estee@fhp.co.uk)).

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