



## NEW TO THE MARKET – MODERN OFFICES IN AN ACCESSIBLE LOCATION

FHP Property Consultants are pleased to bring to market Unit 20 The Village, Maisies Way, South Normanton, Derbyshire. The Village is an office development ideally located half a mile from Junction 28 of the M1 at its intersection with the A38 dual carriageway, giving excellent road access throughout the Midlands and UK. East Midlands Designer Outlet Village is within close proximity, providing numerous shops, cafés and dining facilities.

The property comprises 1,035ft<sup>2</sup> of modern, ground floor office accommodation with fully fitted kitchen and WC's. Set in an attractive office park environment with on-site security and designated parking, this open plan space is available to let on new lease terms.

Estée Coulthard-Boardman of FHP Property Consultants comments:

*"I am delighted to bring this office premises to market. Although the office market has been fairly quiet over the past year, I am beginning to receive enquiries from small office occupiers. I strongly believe that office market activity will soon return as working from home continues to disprove itself as a long-term replacement to offices. Businesses are beginning to look beyond the obstacles created by Covid-19 and therefore we expect to see an increase of activity in the market over the coming months, perhaps from those choosing to relocate or downsize to meet the changing needs of their business. This office space would be highly suitable for a range of small occupiers and I look forward to speaking with all interested parties."*

For further information or to arrange a viewing, please contact Estée Coulthard-Boardman of FHP Property Consultants on 01332 224 853 or [estee@fhp.co.uk](mailto:estee@fhp.co.uk), Darran Severn on 01332 224 854 or [darran@fhp.co.uk](mailto:darran@fhp.co.uk) or Thomas Szymkiw on 0115 841 1159 or [thomas@fhp.co.uk](mailto:thomas@fhp.co.uk)

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