



## GOOD QUALITY INDUSTRIAL/ WAREHOUSE UNIT AVAILABLE ON NEW LEASE TERMS

FHP Property Consultants are pleased to bring to the market Unit 45 Evelyn Street Industrial Estate which is situated in Beeston, Nottingham.

Evelyn Street Industrial Estate is an established Industrial/warehousing location approximately 4.1 miles south west of Central Nottingham. The property comprises clear span warehouse accommodation with two storey offices and extends to approximately 509.72m<sup>2</sup> (5,486ft<sup>2</sup>).

Darran Severn and Chris Proctor of FHP Property Consultants who are primarily dealing with the marketing of this property commented:

*"We are pleased to place this unit on the market at a time where demand far outweighs supply. The property provides good quality warehouse accommodation in an accessible location and we envisage good interest from local occupiers."*

*The warehouse is available on new lease terms direct with the landlord at a rent of £32,916 per annum. We look forward to speaking with interested parties."*

For further information or to arrange a viewing, please contact Chris Proctor on 07747 464 770 / [chris@fhp.co.uk](mailto:chris@fhp.co.uk) or Darran Severn on 07917 460 031 / [darran@fhp.co.uk](mailto:darran@fhp.co.uk).

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