



## SELF CONTAINED OFFICES IN ILKESTON TOWN CENTRE WITH PRIVATE CAR PARK

FHP Property Consultants are pleased to bring to the market 34 South Street situated within Ilkeston Town centre. Ilkeston lies approximately 9 miles west of Nottingham City Centre and 10 miles north-east of Derby City Centre.

The property comprises a self-contained first and second floor office extending to 5,468ft<sup>2</sup>. The accommodation provides a mixture of open-plan and cellular office space with kitchen and W/C facilities. The offices benefit from two entrances to the property with one at the front and an additional to the rear via the on-site car park.

Dan Mooney of FHP Property Consultants commented:

*"I am delighted to bring this office premises to market. The property is well located in Ilkeston Town Centre and benefits from its proximity to Bath Street and the Albion Centre which offers a wide mix of coffee and convenience shops, and general retail. The offices are to undergo a basic refurbishment which strengthens the specification with new carpet, upgraded lights and repainted walls. The property is available to let on new lease terms to be agreed at a rent of £40,000 per annum, and it may suit alternative uses, subject to planning. Please feel free to get in touch and I look forward to speaking with all interested parties."*

For further information or to arrange a viewing, please contact either Dan Mooney (07929 716 330 / dan.mooney@fhp.co.uk) or Estée Coulthard-Boardman (07917 576 251 / estee@fhp.co.uk).

ENDS

Dan Mooney

29 June 2021

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