



60,000FT² HIGH BAY WAREHOUSE COMING SOON AT ALFRETON

To be marketed by FHP Property Consultants and CPP, coming to the market soon at Garnham Close in Alferton, a top-quality high bay warehouse in a prime position just off the A38 at Junction 28 of the M1.

To be refurbished completely and ready for occupation in Q1 2022, Tim Gilbertson of FHP and Sean Bremner of CPP are marketing the opportunity, and Tim Gilbertson commented:-

“What a great opportunity this will be for a local occupier to secure high bay storage space in a market where such opportunities are so hard to find. Our clients are about to embark on a full refurbishment of this building which will see the unit of circa 60,496ft² completely refurbished and immediately available on a new lease.

With the benefit of extensive dock level loading to the front elevation plus level access loading to the side and rear, the building sits on a large site of circa 2.8 acres in a prime position just off the A38 within minutes of Junction 28 of the M1 motorway.

This sector has been starved of stock for so long and we are confident of early interest coming forward for this rare visitor to the market, so if you are looking at expanding and relocating in the coming months, then hopefully this terrific opportunity will be at the top of your list. We would be delighted to arrange inspections immediately for any potentially interested parties and discuss through the specification of the refurbishment which, if potential occupiers move quickly enough, could be amended to meet their specific requirements.”

Sean Bremner of CPP added:-

“We are delighted our clients are progressing the high-quality refurbishment programme immediately to respond to the current market dynamics with an increasing need for good quality space within proximity to the M1 and major road networks. We are confident this unit will be very popular and encourage occupiers planning their 2021/2022 strategy to contact us to discuss the opportunity in more detail. The low site density and high loading provision represent fantastic unique features of the building that occupiers will be attracted to.”

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.
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For further information or to arrange to have a look around the site, please contact Tim Gilbertson (07887 787 893 / tim@fhp.co.uk) or Chris Proctor (07747 464 770 / chris@fhp.co.uk) of FHP Property Consultants or our joint agent Sean Bremner of CPP (07541 505 980 / sean@cpppartners.co.uk).

ENDS

Tim Gilbertson
Director

18 June 2021

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