



## RARE OPPORTUNITY TO PURCHASE MODERN INDUSTRIAL /WAREHOUSE UNIT IN DERBY CLOSE TO PENTAGON ISLAND

A rare opportunity has presented itself in the industrial/warehouse market, where supply is considerably low especially throughout the East Midlands, while demand is ever-so strong. FHP Property Consultants are delighted to be marketing a freehold unit at Sawley Park which is situated on a securely fenced and gated estate just off Nottingham Road in Derby.

The premises comprises an end of terrace unit providing clear span accommodation measuring 1,291ft<sup>2</sup>, with roller shutter door access and parking to the front. This is in a highly sought-after estate that provides immediate access to the A52 Brian Clough Way and links to the A38 and M1 Motorway. We are seeking offers from any potential buyer at a competitive price of £185,000.

To be marketed by Dan Mooney of FHP Property Consultants, who commented:

*"Freehold industrial units do not come by very often in this active market. I receive several calls a day from individuals looking for units in the 1,000ft<sup>2</sup> bracket. I anticipate this will be very well received by owner occupiers and investors, but I urge any potential buyers to contact me as soon as possible as this is an opportunity not to be missed. I will be launching this unit to market in the coming week, with immediate availability for viewings thereafter."*

For further information or to arrange a viewing, please contact Dan Mooney on 07929 716 330 / dan.mooney@fhp.co.uk or Darran Severn (07917 460 031 / darran@fhp.co.uk).

ENDS

Dan Mooney

10 September 2021