



RARE CHANCE TO BUY 1 ACRE SITE WITH 20,000FT² OF SPACE AT J28 M1

Freehold demand for warehouse and industrial space throughout the East Midlands has been extremely strong over the last few years and coupled with a major lack of supply, opportunities to buy have been few and far between.

Nowhere is this problem more acute than Junction 28 of the M1, always a strong market, where freehold opportunities are very sought-after and it's a great pleasure therefore for FHP to bring to market at Bestwood Road, Pinxton a securely fenced and gated site of just over 1 acre upon which sit two detached units totalling over 20,000ft².

To be marketed by Tim Gilbertson and Chris Proctor of FHP Property Consultants, they commented:

"This is a real rare beast to the market, two good quality units on a securely fenced and gated large surfaced site, just off the motorway at Junction 28, we are expecting a lot of interest in this so would urge any potential buyers to contact us as soon as possible.

The fact that the two units offer good quality space, the newer of the two providing exceptional office and storage space, will really help us to drive a quick deal here for our clients who are relocating to purpose-built space which is under construction.

The site and buildings are available for immediate viewing, and we are looking to structure a deal whereby an exchange of contracts can be achieved with our buyer as soon as possible with vacant possession and occupation available in Spring 2022.

There is certainly scope on the site for the existing buildings to be altered and extended, subject to planning consent of course, and we feel that they would suit a massive range of occupiers, certainly though for any party needing a large site for vehicle storage, external storage space etc, this really is an opportunity not to miss."

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.
Visit our website: www.fhp.co.uk

To find out more please call:

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10 Oxford Street | Nottingham | NG1 5BG

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Currently owned by ConSpare who are expanding and relocating to purpose-built premises in the area, Operations Director Dave Bullock commented:

“ConSpare has been based in Pinxton since we started trading in 1978. As the business continued to expand over the last 43 years, we had the space to gradually increase our office and warehouse facilities on the site. Business levels have increased significantly since lockdown ended and we have come to the conclusion that the time is right to relocate and build in extra capacity to facilitate our future growth plans.

Being based in Pinxton has definitely contributed to our success. As a supplier to the construction industry nationwide, you can't get much more central than Pinxton, so we have been in a fantastic location to distribute to customers in all parts of the UK. Being so adjacent to the M1 means it is even more convenient, with ready access to the motorway network.

We have used our location to our advantage, inviting customers to use our facilities as a centrally located meeting point for their own meetings or to meet our team. We built our newest office and warehouse with this in mind, to be able to host high profile clients in a fitting environment. We are regularly complimented on how well presented the office and warehouse facilities are and how convenient they are to get to. We have used our location and our buildings to make a statement about who we are as a business and to showcase what we do. We will be sorry to leave our home after all these years which has served us so well.”

For further information or to arrange to view, please contact Tim Gilbertson, Chris Proctor or Dan Mooney at FHP Property Consultants in our Nottingham or Derby offices on 0115 950 7577 or 01332 343 222.

ENDS

Tim Gilbertson
Director

6 September 2021

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