



## RARE OPPORTUNITY TO ACQUIRE 2,262FT<sup>2</sup> WAREHOUSE ON ESTABLISHED INDUSTRIAL ESTATE IN ILKESTON

FHP Property Consultants are delighted to bring to the market a 2,262ft<sup>2</sup> warehouse unit located on Eagle Road situated within the Quarry Hill Industrial Estate in Ilkeston.

The premises comprises an end terraced unit and benefits from concrete parking with loading area which is accessible via a secure gated courtyard shared amongst two other occupiers. The specification of this unit includes manual roller shutter door, security grills on the fire door and roof lights, three phase power, small front office, male & female WCs, and a kitchenette.

The property is available on new lease terms, for a rent of £15,500 per annum.

Dan Mooney of FHP Property Consultants commented:

*"This is a fantastic opportunity for a small business to find a new home for their business, whether they are looking for additional space or to begin their business venture. It is no hidden secret that the industrial market remains very strong in this area. Opportunities like this are far from few and between and given that we continue to receive daily enquiries for units like this, we expect the property to be snapped up very quickly. Please feel free to contact me if you are interested."*

For any further information or to arrange a viewing, please contact Dan Mooney on 07929 716 330 or email [dan.mooney@fhp.co.uk](mailto:dan.mooney@fhp.co.uk).

ENDS

Dan Mooney

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