

2021

A Selection of Key Acquisitions, Sales and Lettings
Completed by Tim Gilbertson Throughout
Nottinghamshire, Derbyshire and Leicestershire

January 2021



Salcombe Road, Meadow Lane, Alfreton, Derbyshire, DE55 7RG

Client:	Private Investor
Type of Transaction:	Sale
Size:	58,634ft ²
Details:	<ul style="list-style-type: none">• Disposal of a substantial manufacturing facility on a tight site.• Good location, close to J28 M1, albeit with awkward access.• Strong price achieved, probably a record price for this type of property in the Junction 28 M1 market.



February 2021



Castlewood Business Park, Nottingham, NG17 1BX – Letting to CST

Client:	Clowes Developments
Type of Transaction:	Letting
Size:	24,304ft ²
Details:	<ul style="list-style-type: none">• Prime manufacturing / distribution space let at Junction 28, M1.• Design and build transaction.• A further addition to Castlewood Business Park where over 1,500,000ft² has now been built and either let or sold by FHP.

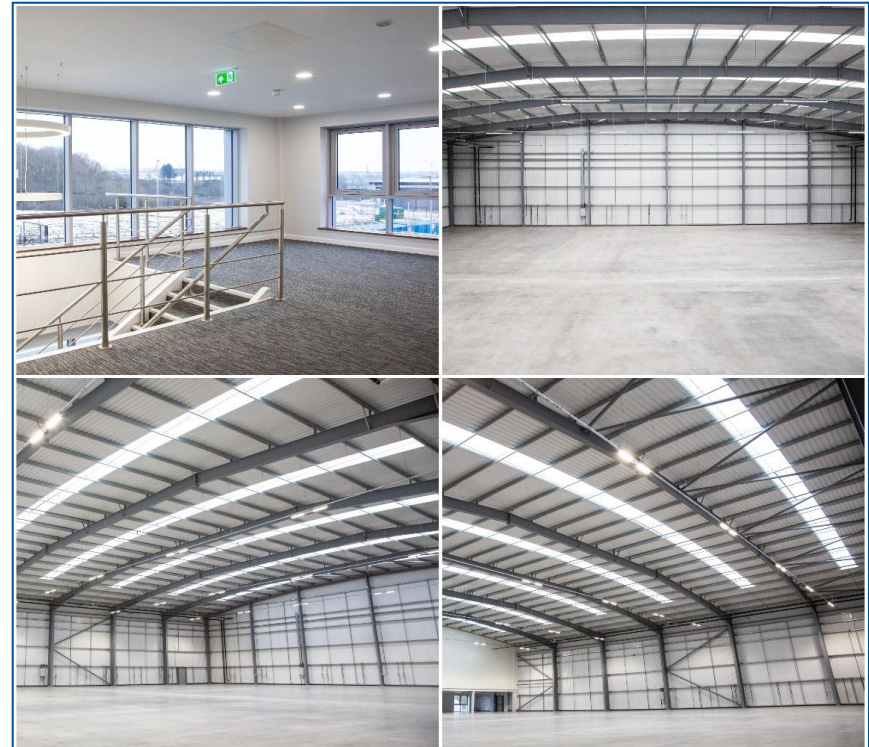


March 2021



Castlewood Business Park, Nottingham, NG17 1BX – CST Investment Sale

Client:	Clowes Developments
Type of Transaction:	Investment Sale
Size:	24,304ft ²
Details:	<ul style="list-style-type: none">• Following on immediately from the letting completed by FHP to CST, this was followed by the investment sale.• Prime new build manufacturing / distribution space at J28 M1 sold off-market.• Deal completed within seven days of the occupational letting.



April 2021



Belton Road, Loughborough, Leicestershire, LE11 5XL

Client:	Selective Marketplace
Type of Transaction:	Sale
Size:	31,245ft ²
Details:	<ul style="list-style-type: none">• Having relocated Selective Marketplace to their new 65,000ft² facility in Loughborough, we were tasked with selling their existing building.• Strong interest created in mid-range stock in a prime Loughborough location.• Exchange of contracts and the deal completed swiftly after agreement of a strong price.



May 2021



Baxter House, Robey Close, Linby, Nottinghamshire, NG15 8AA

Client:	PMW Property
Type of Transaction:	Letting
Size:	24,712ft ²
Details:	<ul style="list-style-type: none">• Good quality manufacturing / distribution space with high office content on an oversized site.• Interest generated in both a sale and letting.• To our client's delight, we were able to let the space as their intention was to retain the building ideally, which we achieved with a long term lease concluded.



June 2021



Former Citipost space, Unit 1 Langham Park, Berristow Lane, South Normanton, Alferton, Derbyshire, DE55 2JL

Client:	Langham Park Developments
Type of Transaction:	Letting
Size:	68,996ft ²
Details:	<ul style="list-style-type: none">• Former textile manufacturing space, which we had let previously, came back to the market and was put under offer within days of being instructed.• Subsequently, the adjoining space of a further 70,000ft² was let to the same occupier later in the year.• The strength of the second-hand industrial/distribution market shown once again.



July 2021



Unit 11B Castlewood Court, Castlewood Business Park, Nottingham, NG17 1JF

Client:	Clowes Developments
Type of Transaction:	Sale
Size:	31,968ft ²
Details:	<ul style="list-style-type: none">• Prime new build space speculatively built at Castlewood Business Park, J28.• Strong interest from owner occupiers and investors alike.• Sale concluded to an expanding local occupier, sale completed before practical completion of the building.



August 2021



Unit A Long Eaton Industrial Estate, Long Eaton, Derbyshire, NG10 3FZ

Client:	Duresta Upholstery Ltd c/o RDL Consulting Ltd
Type of Transaction:	Subletting
Size:	81,000ft ²
Details:	<ul style="list-style-type: none">• A challenging disposal of well located but significantly older style stock.• Judicious marketing created strong interest in the building.• Long term lease agreed with a new textile company occupier, freeing our client from lease obligations on a building that no longer suited their needs.



September 2021



Former Bunzl Premises, Orchard Way, Sutton-in-Ashfield Nottinghamshire, NG17 1JU

Client:	Pension Fund
Type of Transaction:	Letting
Size:	41,741ft ²
Details:	<ul style="list-style-type: none">• High calibre distribution unit in need of refurbishment off the M1.• Recommended a full refurbishment of the building.• As a result of the refurbishment coupled with the prime position, a record rent was achieved and a swift disposal concluded.



October 2021



Confidential Land Acquisition – Nottinghamshire

Client:	Private Developer
Type of Transaction:	Off-market acquisition
Size:	6 acre site
Details:	<ul style="list-style-type: none">• A rare 6 acre off-market opportunity for development to purchase for my developer clients.• Negotiated terms and oversaw the acquisition to a conclusion.• Subsequently sold on the site for a substantial profit with a speedy transaction.

A graphic consisting of four overlapping diamonds in light blue and light orange, arranged in a larger diamond shape. The text 'Acquired and then Sold!' is centered within the graphic in a bold, dark blue, sans-serif font.

**Acquired
and then
Sold!**

November 2021



Off-market Confidential Letting – Nottingham

Client:	Private Investor
Type of Transaction:	Letting
Size:	43,000ft ²
Details:	<ul style="list-style-type: none">• Instructed to market by my clients an excellent building on the edge of Nottingham but to do so confidentially.• Through market knowledge alone and without any public marketing, we identified the right tenant for the building and agreed terms.• 10 year lease without break at a record rent agreed with a swift completion.

A graphic consisting of four diamonds arranged in a larger diamond shape. The top and bottom diamonds are orange, while the left and right diamonds are light blue. The text 'Off-market Letting' is centered over the diamonds in a bold, dark blue, sans-serif font.

**Off-market
Letting**

December 2021



Sherwood 80, Nottingham, NG15 0DJ – Junction 27, M1

Client:	Schroder Asset Management
Type of Transaction:	Sale
Size:	82,000ft ²
Details:	<ul style="list-style-type: none">• Major freehold disposal of over 80,000ft² of good quality manufacturing/distribution space adjoining J27 M1.• Lots of interest created on both a rental and sale basis.• Sale completed at a record price for the area after giving the client the choice of two parties to run with, one looking to rent and one to buy.

