



## MODERN 3,814FT<sup>2</sup> WAREHOUSE UNIT WITH OFFICE SPACE NOW AVAILABLE TO LET ON SHAFTESBURY STREET IN DERBY

FHP Property Consultants are pleased to bring a 3,814ft<sup>2</sup> warehouse unit to the market. The premises is situated on Prime Industrial Park, a well-established estate fronting Shaftesbury Street and just off Osmaston Road in Derby.

The property comprises a quality end-terraced industrial/warehouse unit providing a good specification to include a roller shutter loading door, generous office space, kitchen and WC's on ground floor level, and a mezzanine with further office space on the first floor accessible via internal stairs off the main warehouse floor. In addition, there is some parking adjacent to the unit and delivery access from the securely gated courtyard. The property is to be cleared out and lightly refurbished prior to let.

The property is available on new lease terms for a term of 3-5 years, for a rent of £21,500 per annum.

Dan Mooney of FHP Property Consultants commented:

*"We have already seen tremendous success at Prime Industrial Park especially having achieved full occupancy in late 2021. The area is popular with manufacturers, storage operators and trade counter outlets, so any new occupier perhaps operating within these trades would be a good fit."*

*The availability of Unit 5 comes at a good time given the limited stock we have in Derby and the East Midlands. Opportunities to let a warehouse unit of this size are rare and we have already received good interest from existing enquiries. We fully expect the success at this estate to continue well into 2022. If you are interested, then please contact me for more details."*

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

ENDS

Dan Mooney

January 2022

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