



## FANTASTIC FREEHOLD SPACE – MODERN INDUSTRIAL/ WAREHOUSE UNIT IN ILKESTON NEAR J25 M1 – ENQUIRE NOW

FHP Property Consultants are delighted to have been instructed to market a rare freehold industrial opportunity at Langham Park off Lows Lane in Stanton by Dale, Ilkeston. The property is situated within an established industrial and distribution location and provides convenient access to Junction 25 of the M1.

The premises comprises a 759ft<sup>2</sup> mid-terraced unit providing clear span warehouse accommodation. The unit benefits from an excellent specification including 3 phase power, 5.8m eaves height, LED lighting, disabled WC, and security grilles. Externally, there is some dedicated parking and loading access via a roller shutter door.

Dan Mooney of FHP Property Consultants commented:

*“Freehold opportunities within the small to medium size bracket do not come by very often, particularly in Ilkeston. There is hot demand from local businesses looking to purchase their own property and I anticipate this will be very well received. Therefore, I would urge any potential buyers to contact me in the first instance as this is not an opportunity to be missed.”*

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

ENDS

Dan Mooney

May 2022