



FREEHOLD WAREHOUSE OPPORTUNITY CLOSE TO J25 OF THE M1 MOTORWAY

FHP Property Consultants are delighted to bring Unit 2 Canalside Industrial Estate, Ilkeston Road, Sandiacre to the market. The property is situated on Ilkeston Road with excellent connectivity being 2 miles from the M1.

This industrial/warehouse unit provides a generous 297.15m² (3,197ft²) over two floors with the mezzanine being 102m² (1,107ft²). Included in the property are two offices, one located on the ground floor and one on the first floor. The property has a generous amount of parking and is highly visible from Ilkeston Road which is one of the main roads into Sandiacre.

The property is available on a freehold basis at a guide price of £375,000. Consideration will be given to leasehold offers with the guide rent being £22,000 per annum.

Jamie Gilbertson of FHP Property Consultants comments:

"It is great to bring a freehold industrial/warehouse unit to the market as there are currently very few freehold units available. I have had a good amount of interest in this property so far, and I believe that this will continue with this being such a good property. I look forward to hearing from interested parties."

For further information or to arrange a viewing, please contact Jamie Gilbertson on 07398 443 828 / jamie.gilbertson@fhp.co.uk or Darran Severn on 07917 460 031 / darran@fhp.co.uk.

Jamie Gilbertson

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June 2022