



## TWO OFF MARKET LETTINGS SECURED AT AMBER BUSINESS BY FHP

On behalf of private clients, FHP Property Consultants are proud to announce the completion of units 13.1 and 14.4 Amber Business Centre, Hill Top Lane, Riddings, Derbyshire, DE55 4BR.

Amber Business Centre is an established industrial estate situated within 10 minutes of Junction 28 of the M1 motorway via the A38. The two properties comprise mid-terraced industrial/warehouse units benefiting from roller shutter loading doors and a recent refurbishment.

Both 13.1 and 14.4 have been let on new lease terms for a period of 5 years at a rent equating to £11.00 per ft<sup>2</sup> and £10.00 per ft<sup>2</sup> respectively.

Jamie Gilbertson, Surveyor at FHP Property Consultants comments:

*"I am delighted to have completed these lettings. Following an initial call with our client I was able to place these under offer before we had actually listed them on the market. We have a strong database of active enquires which enabled us to match the property with an actively seeking business. This has been an excellent result for both our client and the tenant and I wish them every success."*

*"There is still good demand for quality small warehouse units and we are pleasingly placing units under offer and completing transactions on a weekly basis. We still have a couple units available on the estate, one unit is 1,272ft<sup>2</sup> and the other unit is 618ft<sup>2</sup> but these will be in high demand so you will need to act quickly."*

For further information, please contact Jamie Gilbertson on 07398 443 828 or [jamie.gilbertson@fhp.co.uk](mailto:jamie.gilbertson@fhp.co.uk).

ENDS

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