



## GOOD QUALITY MODERN WAREHOUSE UNIT WITH EXCELLENT CONNECTIVITY TO THE A52 AND A50

Acting on behalf of private clients, Darran Severn of FHP Property Consultants is pleased to confirm the availability of an industrial/warehouse unit situated at Raynesway Park, Derby. The location benefits from excellent links to the A38 and A52 leading to Junction 24A and 25 of the M1 Motorway.

The property provides 11,660ft<sup>2</sup> of storage, production or trade counter space and comprises of clear span accommodation with a small office, two roller shutter doors and excellent yard space. The premises are immediately available by way of new lease at a rent of £75,790 per annum.

Darran Severn of FHP Property Consultants comments:

*"I am pleased to bring this property to market. It is not often a unit such as this becomes available on Raynesway Park given the good quality accommodation and location. We are starting to see a few more units come to market but pleasingly demand remains high, units are being placed and deals are completing. I expect there to be good interest in this property and I look forward to speaking with interested parties."*

For further information or to arrange a viewing, please contact Darran Severn on 07917 460 031 / [darran@fhp.co.uk](mailto:darran@fhp.co.uk) or Jamie Gilbertson on 07398 443828 / [jamie.gilbertson@fhp.co.uk](mailto:jamie.gilbertson@fhp.co.uk).

ENDS

December 2022