

## Press Release 2023



## TAKE A LOOK AT THIS SELF-CONTAINED OFFICE SPACE AVAILABLE TO LET WITHIN A SHORT WALK OF DERBY CITY CENTRE

FHP are delighted to bring to the market Wesley House which is located within a short walking distance of Derby city centre. It is just off the A601 in Derby city centre, approximately 8 miles west of Junction 25 of the M1 Motorway, via the A52.

The property provides a good quality four storey semi-detached office building of 3,466ft<sup>2</sup> with a central entrance providing accommodation on all floors with lift access. There is a mixture of open plan and cellular accommodation throughout with a kitchenette and W/C on each floor.

Corbin Archer of FHP Property Consultants comments:

*"I am happy to bring this property to market as there are not many stand-alone offices available in Derby, especially ones of this specification and location as it is only a short walk from the city centre. This office will enable a business to have their own logo on the front of the building and to decorate the building to suit their business needs, offering a rare opportunity in today's office market."*

*The property is available to let for £45,000 per annum and on a floor-by-floor basis subject to covenant strength. I often speak to businesses who are looking for good quality office space close to the city centre and therefore I expect to receive many enquiries on this office, so act fast and contact me on the details below."*

For further information or to arrange a viewing, please contact Corbin Archer on 07929 716330 or email [corbin.archer@fhp.co.uk](mailto:corbin.archer@fhp.co.uk) or Darran Severn on 07917 460031 or email [darran@fhp.co.uk](mailto:darran@fhp.co.uk)

ENDS

Corbin Archer  
February 2023