

# Press Release 2023



## VORTEX SYSTEMS LTD SECURE UNIT ON EVELYN STREET

FHP are delighted to have secured a letting on Evelyn Street, one of the former Mill units that lies just off Queens Road East, Beeston. The unit benefits from enhanced period features throughout showcasing the characteristics of its former use and comprises 4,090 sq. ft of good quality warehouse space with ample parking to the front of the property, just off Evelyn Street. The new tenant, Vortex Systems Ltd have been in the market for some time now and were seeking larger space, due to their future growth and expansion plans. After viewing several properties with FHP Property Consultants, they decided that Unit 36 Evelyn Street was their ideal premises, and the enhanced features certainly caught their eyes.

We were originally marketing the property on a freehold basis and secured a lot of interest, although our client decided to go down the leasehold route in order to maximise their potential investment return within future years. The interest remained a strong level throughout the marketing, and we generated a good amount of enquiries which pleased my client and enabled us to achieve a strong rental tone on the unit. Evidentially, the interest was a result of my client refurbishing the property by reinstating the windows, retarmacking the front area for parking and installing new WC & kitchenette facilities to offer a higher quality unit, to best present it to the market. This is a prime example of landlord's adapting to consumer needs and listening to the current requirements within the market, as a result of this we were able to secure a tenant and complete within a quick timeframe.



Amy Howard, Surveyor at FHP Property Consultant commented:

*"It certainly was a great result to get this deal over the line, given the initial marketing on a freehold basis and then switching the leasehold, I have spent a lot of time with this client, and I am pleased to have secured this for them. The client showed willingness to work with the perspective tenants and enhancing the unit to attract further enquiries.*

*It was also a delight to work alongside Vortex Systems, they showed willingness throughout to get the deal secured within a quick timeframe and I wish them all the best in the future.*

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01332 343 222

**Nottingham Office**  
10 Oxford Street | Nottingham | NG1 5BG

**Birmingham Office**  
122-124 Colmore Row | Birmingham | B3 3BD

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10 Nottingham Road | Derby | DE1 3QT

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*Beeston is a popular area with excellent transport links, we have several units on Evelyn Street, and it is a great estate for local occupiers with excellent access to J25, of the M1 Motorway. I hope to secure some further tenants with the remaining units that we have available within Beeston."*

For further information, please feel free to contact myself on 07887 787894, alternatively you can email me at [amy.howard@fhp.co.uk](mailto:amy.howard@fhp.co.uk).

ENDS

Amy Howard

1<sup>st</sup> December 2023

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