

# Press Release 2024



## MODERN INDUSTRIAL/ WAREHOUSE UNIT IN ILKESTON, WITHIN TEN MINUTES OF M1 MOTORWAY

On behalf of private clients, FHP Property Consultants are delighted to bring to the market a modern industrial/warehouse unit located on Manners Industrial Estate, Ilkeston, DE7 8EF.

The premises occupies a convenient position, within 10 minutes of Junction 26 of the M1 motorway. The accommodation provides 6,101 sq. ft of warehouse space with an additional 1,247 sq. ft mezzanine and 776 sq. ft of office space/ staff welfare facilities. Externally the property benefits from a roller shutter door, excellent yard space and car parking area.

FHP Property Consultants are marketing the property to rent at a price of £50,000 per annum and is available from May 2024.

Corbin Archer of FHP Property Consultants comments:

*"I am pleased to bring this property to the market as industrial/ warehouse units of this size in Ilkeston are hard to come by and this offers a local occupier a great opportunity to expand or relocate into this premises. The property offers good quality warehouse accommodation with additional office space and staff welfare facilities. Its location is great being so close to Junction 26 of the M1 Motorway. I look forward to speaking with all interested parties."*

For further information or to arrange a viewing please contact either Corbin Archer on 07929 716330 / [corbin.archer@fhp.co.uk](mailto:corbin.archer@fhp.co.uk) or Harry Gamble on 07398 443828 / [harry.gamble@fhp.co.uk](mailto:harry.gamble@fhp.co.uk).

ENDS

Corbin Archer

22 February 2024