

# Press Release 2024



## GOOD QUALITY INDUSTRIAL/WAREHOUSE UNIT IN SANDIACRE, WITHIN 1 MILE OF M1 MOTORWAY

On behalf of private clients, FHP Property Consultants are delighted to bring to the market a good quality detached industrial/warehouse unit located on Orchard Park Industrial Estate, Sandiacre, NG10 5BP.

The premises occupy a convenient position, within 1 mile of Junction 25 of the M1 motorway and close to both Nottingham and Derby City Centres, being 7 and 9 miles respectively. The accommodation provides 16,027 sq. ft of warehouse space with 6 metre eaves height and an additional 5,748 sq. ft of office/ancillary space across two floors. Externally, the property benefits from two roller shutter doors, yard space and a large car parking area to the side of the unit.

FHP Property Consultants are marketing the property to rent at £140,000 per annum.

Corbin Archer of FHP Property Consultants comments:

*"I am pleased to bring this property to the market as it offers good quality warehouse space with adequate office accommodation for a reasonable rent breaking down to £6.50 per sq. ft. The location is great, situated within minutes of the M1 motorway, allowing for an occupier easy access to Nottingham, Derby and the rest of the UK. 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 Tim Gilbertson on 07887 787893 / [tim@fhp.co.uk](mailto:tim@fhp.co.uk)

ENDS

Corbin Archer

22 February 2024