

Press Release 2024



LACK OF SPACE TO BUY OR RENT FRUSTRATING YOU? THEN DOVE VALLEY PARK ON THE A50 MIGHT JUST BE YOUR SALVATION!

Is the economy growing? Is the economy shrinking, or is it just flatlining? As a Chartered Surveyor dealing with the sale and letting of manufacturing and distribution space throughout the East Midlands, it's clear that there is no specific answer to these questions and I have no idea where the world is going over the next week, let alone the next 12 months.

However, what I do know is that the East Midlands manufacturing and distribution property market is still in fine fettle, and the biggest problem that occupiers looking to grow or relocate their businesses are finding at present is the lack of stock.

No one really knows where the economy is going at present, albeit everybody I speak to and meet seems incredibly busy. Busy doesn't always mean productive and successful but at a grassroots level, it does seem as if there is a real desire from any number of companies to relocate but it's the lack of opportunities to relocate, particularly when companies are trying to buy premises as well as rent, that is preventing any number of potential moves from happening.

Dove Valley Park at Foston just off the A50 between Derby and Uttoxeter has seen terrific growth over the last few years, with just under one million sq. ft. built and either sold or let to expanding local and indeed national companies.

It's also one of the few locations in the East Midlands where bespoke built warehouse or manufacturing space can be offered for sale as well as to rent and it's possibly the reason why we are seeing increased levels of activity centred on the park in early 2024.

Design and build is very much a 'posh phrase' for having something built to an occupiers' needs and their exact specification, but the message that such buildings can often be delivered within as little as 12 months from initial discussions seems to be permeating the local and regional market, particularly as with Dove Valley Park where freeholds can be offered as well as leasehold opportunities. Given that buying an existing building can often take many months and even then it might not be ideal for an occupier, if of course a vaguely suitable building can be found, then design and build becomes a more and more keenly followed route when occupiers try and procure new space.

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At Dove Valley Park, we can offer property solutions to buy from as little as 30,000ft² upwards in what is a cracking location, just off the A50 between Derby and Stoke on Trent, providing great access to both the East and West Midlands markets.

Plots are 'ready to go' at DVP and if you and your business are equally 'ready to go' but you have been frustrated by the real lack of supply of opportunities to buy or indeed rent throughout the East Midlands, then my colleague Darran Severn or myself would be delighted to chat through this great location and see how we might be able to help you secure the right building in the right location in the right time period.

For further information, please contact Tim Gilbertson on 07887 787 893 or email tim@fhp.co.uk or Darran Severn on 07917 460 031 or email darran@fhp.co.uk.

ENDS

Tim Gilbertson

5 March 2024

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