

# Press Release 2024



## SOLD! 25,000FT<sup>2</sup> OF PRIME SPACE ADJOINING THE A38 AT J28 M1 GONE

Acting on behalf of private clients, FHP's Tim Gilbertson has concluded the sale of 25,000ft<sup>2</sup> of good quality space adjoining the A38 at Junction 28 of the M1 motorway in a sale which was agreed and completed in double quick time.

The sale concluded sees local occupiers CVH-OMFB Limited relocate from their current base on Carter Lane East in South Normanton to enable their continued growth and expansion in a much larger building which benefits from a large, oversized site.

Tim Gilbertson commented:

"It was great to see this deal concluded so swiftly after we agreed terms with our purchaser. Again, this a rarity in the market, a building that can be sold and also one with a large yard, so it's great to tie up a deal quickly and see exchange of contracts happen within a few weeks of instruction of solicitors.

I wish the new occupiers well in what I think is an excellent building and I am sure one which will serve them well for the future.

There still remains little space to buy on the market of any size in the East Midlands and indeed stock levels are starting to drop in terms of leasehold warehouse or manufacturing space too. Hopefully though this in general is a good sign of demand, albeit we do need more space now to meet the aspirations of any number of occupiers that we know who are looking to move on.

I would be delighted to discuss with any potential clients how we can help the market their space."

Carl Hinds, Managing Director of CVH-OMFB Limited, commented:

"We are delighted at securing this top quality building to aid our expansion within the region. It has the yard space and internal accommodation we need, keeps us very close to the M1 motorway and being set so near to our current base, it ensures that we keep our staff happy which is always important.

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.  
Visit our website: [www.fhp.co.uk](http://www.fhp.co.uk)

To find out more please call:

**Nottingham** | **Birmingham** | **Derby**  
**0115 950 7577** | **0121 752 5500** | **01332 343 222**

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

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

**Derby Office**  
North Point | Cardinal Square |  
10 Nottingham Road | Derby | DE1 3QT

---

Many thanks to Tim Gilbertson and FHP for helping us see this deal over the line, they are now marketing our current building and hopefully they will have similar success there as their positive, helpful attitude has been terrific throughout.”

For more information on the transaction or to see how Tim Gilbertson at FHP can help you, please give him a call on 07887 787 893 or email [tim@fhp.co.uk](mailto:tim@fhp.co.uk).

ENDS

Tim Gilbertson

1 March 2024

---

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.  
Visit our website: [www.fhp.co.uk](http://www.fhp.co.uk)

To find out more please call:

<b>Nottingham</b>	<b>Birmingham</b>	<b>Derby</b>
<b>0115 950 7577</b>	<b>0121 752 5500</b>	<b>01332 343 222</b>

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

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

**Derby Office**  
North Point | Cardinal Square |  
10 Nottingham Road | Derby | DE1 3QT

---