



## FHP SELLS HYBRID WAREHOUSE IN ILKESTON

On behalf of private clients, FHP Property Consultants are delighted to have recently completed the sale of 1 Goshawk Road, Quarry Hill Industrial Estate, Ilkeston, DE7 4RG which comprises 2,257ft<sup>2</sup> of hybrid warehouse space.

The property is located in Quarry Hill Industrial Estate, a popular trading estate within Ilkeston. The location provides excellent access to the regional centres of Nottingham and Derby and the wider UK being just 3 miles from Junction 25 of the M1 Motorway. The property itself is a bespoke build as it has been extensively fitted out with two-storey offices and a small storage/ workshop space.

The price achieved breaks down to £104 per ft<sup>2</sup> achieving an excellent result for our client. We placed the property under offer within two weeks of marketing showing the strong demand for freehold commercial properties of this size as owner occupiers are still struggling to find buildings that are available to purchase.

Corbin Archer from FHP Property Consultants comments;

*"I am pleased to have sold 1 Goshawk Road on behalf of a longstanding client of ours. Having received strong interest from the start we were able to place the property under offer in two weeks of marketing showing how strong the demand is for properties in this location and of this size. Even after placing the property under offer, I was still getting constant calls from owner occupiers/ investors wanting to purchase the property as there is such little available in the current market for sale."*

*Paul Atkins has been a client of FHP's for over twenty years and it was great to work with him for the first time selling this property for him."*

Paul Atkins, FHP's Client, comments:

*"Having recently completed the sale of this property with FHP, Corbin Archer was my contact throughout. He did a brilliant job and stayed focused on progressing the sale and keeping me informed. I have had a professional*

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*relationship with FHP Property Consultants for over twenty years and look forward to working with them at some point in the future.”*

For any further information on the sale of this property, or if you would like us to market a property, please do not hesitate to contact Corbin Archer on 07929 716330 / [corbin.archer@fhp.co.uk](mailto:corbin.archer@fhp.co.uk) or Harry Gamble on 07398 443 828 / [harry.gamble@fhp.co.uk](mailto:harry.gamble@fhp.co.uk).

ENDS

Corbin Archer  
April 2024

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Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.  
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