

# Press Release 2024



## HYBRID / OFFICE UNIT AVAILABLE WITHIN MINUTES REACH OF COLWICK

FHP Property Consultants are pleased to bring to market Unit 7 Chase Park, which consists of a two storey office building suitable for both hybrid and office use. The property is available on both leasehold and freehold options and it benefits from excellent access to both Nottingham City Centre, West Bridgford and Colwick providing a plethora of amenities. The former hybrid unit has a level loading access door installed on the ground floor providing the opportunity to reinstate it to warehouse space. Alternatively, the ground floor has recently undergone a refurbishment providing good quality office space, with additional open plan office space on the first floor. It also benefits from substantial parking, positioned within a Cul-de-Sac allowing further spaces available. There are currently two self-contained entrances for both floors making it suitable for a variety of uses (STP) and the opportunity for the suites to be split per floor.

7 Chase Park is available on new lease terms at a quoting rent of £48,000 per annum, or for sale with vacant possession at an asking price of £575,000.

Amy Howard, Surveyor at FHP Property Consultants commented:

"We have previously marketed 7 Chase Park on a leasehold basis only, although with limited interest we faced given the changing demands for the office market it was clear that we needed a new approach on the property. After several discussions with my client, we felt the best possible strategy was to have it on a freehold basis also.

The property is situated within a well established industrial location with a variety of national and regional occupiers. It presents itself well from both a hybrid and office perspective and I imagine we will generate a strong level of interest given the flexibility the space provides and location. The ample car parking with the unit is also an attractive feature, with Chase Park being a popular estate throughout the years."

For further information on the above property, please feel free to contact me on 07887 787894, alternatively you can email me at [amy.howard@fhp.co.uk](mailto:amy.howard@fhp.co.uk).

9 April 2024

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