

# Press Release 2024



## NOW COMPLETE – DIGBY STREET, ILKESTON

On behalf of private clients, FHP Property Consultants are delighted to bring to the market these new build industrial/warehouse units on Digby Street, Ilkeston. Both units are now complete and ready for occupation offering 3,000ft<sup>2</sup> split or 6,000ft<sup>2</sup> as a whole at a rent of £27,000 per annum or £54,000 per annum respectively. These units are refurbished to a very high standard with the external of the property being re-roofed and over cladded amongst an internal refurbishment. The premises offer 5.2 metre eaves height, 3 phase electric power, warehouse LED lighting and roller shutter loading door per unit.

The site is located on the fringe of Ilkeston town centre on Digby Street, just off the A6096 Station Road which provides excellent access to the A610 leading onto Junction 26 of the M1 motorway. Ilkeston is a popular industrial location that sits between the major cities of Derby (10 miles to the south west) and Nottingham (8 miles to the east).

The accommodation provides high-quality clear-span warehouse space benefitting from solid concrete load-bearing floors, car parking, levelled and painted floor, W/C facilities and a kitchenette.

Corbin Archer of FHP Property Consultants comments:

*"I am pleased to confirm that these newly refurbished units are ready for occupation. The client has done an excellent job in refurbishing these units to a high quality by re-roofing and over-cladding the property together with internal refurbishment works. I am confident that this will bring a lot of interest into the property as this property brings more small to mid-range high-quality industrial/warehouse units into the market"*

For further information or to arrange a viewing, please contact either Corbin Archer on 07929 716 330 / [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).

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