

## DOUBLE DEAL ON COTTON BROOK ROAD, DERBY



On behalf of private clients, FHP Property Consultants are delighted to announce the letting of Unit 16, Cotton Brook Road, Derby, DE23 8YJ. Cotton Brook Road is a popular industrial location positioned just off Shaftesbury Street which is accessed from the A514 Osmaston Road which connects to the inner and outer ring roads.

The property provides clear span industrial/warehouse accommodation with kitchen, W/C's and office facilities. The property also benefits from an electric roller shutter door and a securely fenced yard to the front. The unit has undergone a comprehensive refurbishment to include new cladding to the front, new roof, LED lighting, electric roller shutter loading door, new double-glazed windows and high-quality modern office space. The premises comprise 6,231ft<sup>2</sup> and have been let on new lease terms for a period of 10 years.

On the righthand side of the property is 14 Cotton Brook Road, to which FHP has just completed the sale on a freehold basis. This property also comprises the same high-quality fit-out and refurbishment.

The demand for freehold and leasehold industrial/warehouse space in the heart of Derby still continues and FHP are more than happy to discuss your property with you.

Harry Gamble of FHP Property Consultants commented:

*"Now that these units present extremely well, it was undoubtable that they were going to be snapped up quickly. Whilst we cannot disclose the freehold price, we can say, it was a strong capital value. There is still a limited number of high-quality mid-size industrial/warehouse units in Derby so if you have a property that you're looking to sell or let, then please do not hesitate to get in touch with me."*

For further information on the above, please contact Harry Gamble on 07398 443 828 or [harry.gamble@fhp.co.uk](mailto:harry.gamble@fhp.co.uk).

ENDS

August 2024

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