

# Press Release 2025



## INDUSTRIAL/ WAREHOUSE INVESTMENT OPPORTUNITY IN ILKESTON ON MANNERS INDUSTRIAL ESTATE

On behalf of private clients, FHP Property Consultants are delighted to bring to the market a rare industrial/warehouse unit located on Manners Industrial Estate, Ilkeston, DE7 8EF.

The premises occupies a prominent corner position on Manners Industrial Estate which is Ilkeston's most established estate. Ilkeston itself has excellent access to Junction 26 of the M1 Motorway within a 10 minute drive accessible via the A610.

The property offers a modern warehouse built of steel portal frame construction currently split into two units and it benefits from 6.5m eaves height throughout and roller shutter loading door to each unit. Internally unit 1 benefits from open span warehouse accommodation with office space and staff welfare facilities. Unit 2 benefits from open plan warehouse accommodation.

The property sits on a 0.57 acre site with excellent front yard space and car parking area.

Unit 1 is available with vacant possession at a price of £675,000.

Unit 2 is available as an investment opportunity at a price of £430,000 reflecting a net initial yield of 6.70%.

The entire site is available to purchase at a price of £1,080,000.

Corbin Archer of FHP Property Consultants comments:

*"I am pleased to bring this property to the market as it offers an excellent opportunity for an owner occupier/ investor to purchase a good quality industrial unit on the most established industrial in Ilkeston which offers excellent access to main arterial roads. This is a very rare opportunity with few industrial units coming available in Ilkeston, especially on Manners Industrial Estate. I look forward to speaking with all interested parties."*

For further information or to arrange a viewing please contact Corbin Archer on 07929 716330 / [corbin.archer@fhp.co.uk](mailto:corbin.archer@fhp.co.uk)