

# Press Release 2025



## INDUSTRIAL/WAREHOUSE UNIT IN RIDDINGS TO LET WITH SELF CONTAINED YARD

Amber Business Centre is a popular and well-established distribution and manufacturing estate located in Riddings, Derbyshire. The estate is easily accessible to the A38 and A610 dual carriageways and thereby Junction 26, 27 and 28 of the M1.

Block 19 comprises a detached industrial/warehouse unit providing clear span accommodation with offices, kitchen and W/C facilities. The premises benefit from two level access roller shutter loading doors and a securely fenced yard to the front and rear of the building.

The unit benefits from a recent refurbishment and is immediately available for occupation on new lease terms at a rent of £6.50ft<sup>2</sup>.

Darran Severn of FHP Property Consultants comments:

*"This is an excellent opportunity for any business looking for space around Junction 28 of the M1 motorway. The property offers good quality warehouse accommodation and the unique selling point of this is the extensive yard which wraps around the building. Not only that, the estate benefits from 24 hour security."*

*"There are a number of smaller units available on the estate so please feel free to get in touch if this one is too large. I look forward to speaking with interested parties."*

For further information or to arrange a viewing, please contact Darran Severn on 07917 460 031 or [darran@fhp.co.uk](mailto:darran@fhp.co.uk).

ENDS

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