

Press Release 2025



CHEAP WAREHOUSE/ PRODUCTION SPACE ON SHERWOOD PARK ADJOINING J27 M1

FHP Property Consultants are delighted to bring to the market Unit 9A, Little Oak Drive, located on the highly popular and well-established Sherwood Park. The estate offers excellent connectivity, situated just off Junction 27 of the M1, providing easy access to the East Midlands and national motorway network.

Extending to 36,795 sq. ft. on a 1.4-acre site, due to the building being available for assignment, it offers probably the cheapest rent for this calibre of building in the East Midlands.

The property benefits from generous parking and loading areas situated at the front and rear respectively. The warehouse offers good-quality industrial space of clear span construction, complemented by an interlinked semi-permanent building at the rear, providing versatile additional space suitable for storage or production.

The office accommodation offers an open-plan layout incorporating meeting rooms, WCs, and kitchen facilities, creating a comfortable and efficient working environment.

The unit features:

- Steel portal frame construction with profile-clad pitched roof
- Eaves height of approximately 6 metres
- High bay LED lighting throughout the warehouse
- Integral first floor offices with a complementary fit-out
- Excellent loading and parking facilities

The property is available to let by way of assignment at a cost-effective rent breaking back to circa £3.94 per sq.ft.

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.
Visit our website: www.fhp.co.uk

To find out more please call:

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Jamie Gilbertson and Corbin Archer of FHP Property Consultants commented:

“We are delighted to bring to the market Unit 9A, Little Oak Drive, Sherwood Park. We believe this unit will attract strong interest, as opportunities of this size and quality at £3.94 per sq. ft. are extremely rare. Its proximity to Junction 27 of the M1 makes it an extremely desirable location, ideally suited for a wide range of businesses.

The property is available immediately as an assignment. If you are interested, please contact us on the details below.”

For further information or to arrange a viewing, please contact Jamie Gilbertson on 07747 665 941 / Jamie.Gilbertson@fhp.co.uk or Corbin Archer on 07929 716330 / Corbin.Archer@fhp.co.uk

ENDS

October 2025

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