

Press Release 2025



75,000FT² OF INDUSTRIAL/ WAREHOUSE SPACE LET ACROSS 3 COMMERCIAL LETTINGS IN SUTTON IN ASHFIELD

FHP are pleased to announce that we have completed on three industrial lettings across three warehouse units at the Albert Martin Business Park, Kirkby Road, Sutton in Ashfield, NG17 1GP as follows:

- Unit 5 – 2,521m² (27,138ft²) - let to Secur-IT who specialise in security, fire safety and access control.
- Unit 6 – 2,327m² (25,052ft²) - let to Hus Modular where cutting edge technology meets sustainability, affordability and innovation making modular homes.
- Unit 10 – 2,110.39m² (22,715ft²) - let to UK Metering who provide heating and cooling meters specialising in energy meters throughout the UK.

Albert Martin Business Park is excellently located directly off the A38 and just 2 minutes from Junction 28 of the M1 motorway. To the west of the site, Mansfield City Centre can be accessed inside 0.2 miles and to the south of the site, Nottingham City Centre can be accessed inside 13 miles.

The units all underwent significant landlord works and their general specifications include:

Unit 10

Two storey office block with warehouse with the following general specification:

- Excellent clear span warehouse
- Numerous roller shutter doors
- LED lighting throughout
- Fully refurbished office block/welfare facilities
- 5m eaves rising to 6.2m at apex

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- Car park
 - EPC rating of C/62
 - Secure and fenced yard/car park

Units 5 & 6

Separate units both providing office facilities alongside industrial/warehouse space refurbished to a high standard to include the following general specification:

- Refurbished office blocks
- Clear span warehouse space
- Numerous roller shutter doors
- LED lighting throughout
- 3.5m rising to 6.3m at apex
- Secure and self-contained yard/car parks
- Fully fenced and secure
- EPC rating of C/69

Anthony Barrowcliffe of FHP commented:

"After a substantial landlord refurbishment, I am pleased to have completed on three lettings at the Albert Martin Business Park for our client Ivygrove Developments Limited. Three great tenants and a very hands-on landlord who alongside the full refurbishment undertook additional works to cater for each tenant's requirements and tailored each letting to their individual needs.

The landlord offered a lot of flexibility in reference to lease terms and delivered an excellent product through significant refurbishment allowing 3 fantastic lettings to take place.

We have three additional units at Albert Martin Business Park coming to the market over the next 6 months (Units 1 and 4) which I am excited to work on and promote and I would be delighted to talk to any potential occupiers who may be interested in refurbished space on cost effective flexible terms."

For further information on these transactions or how FHP can help you with your property matters, please contact Anthony Barrowcliffe of FHP on 07557 972008 / anthony@fhp.co.uk.

Anthony Barrowcliffe
23 October 2025