



FOR SALE. MODERN WAREHOUSE / OFFICES AT ASCOT BUSINESS PARK, DERBY

Freehold commercial properties for local businesses don't come up for sale very often and therefore we are pleased to be able to offer premises at Longbridge Lane on the Ascot Business Park.

This mid terrace unit is in very good condition having been constructed around 2007. In addition to warehouse/workshop space, the property has the benefit of ground floor reception area, kitchen, wc and additional first floor office space has been constructed to an excellent standard. The building extends to a total of 3,400ft² of space and is available for sale at a quoting price of £305,000. The property has a full height loading door and parking area to the front.

Tim Richardson of FHP Property Consultants comments: -

"This is a very popular estate and we have sold or let several units here over the last year or so and they have proved popular every time. Our clients are relocating and therefore this is indeed an opportunity to acquire freehold premises for occupation or investment. It will ideally suit a local business looking to take the next step."

Ascot Drive is a very popular location with both manufacturers, trade counter and warehouse operators alike, having easy access to both the City Centre, outer ring road and trunk road connections beyond.

For further information or to arrange a viewing please contact Tim Richardson at FHP Property Consultants on 01332 224 857 or timr@fhp.co.uk.

Notes to Editors

- FHP is a Midlands based commercial property consultancy with offices in Birmingham, Nottingham and Derby. Its 80 strong team offers a full range of professional and commercial property solutions for clients in the retail, leisure, office, industrial, residential land and investment markets.
- The Company also provides businesses with a full property consultancy service including valuations, rates appeals, compulsory purchase advice with the Company having a strong Property Management Department which manages properties for individuals, corporate and institutions.
- FHP has been involved in some of the largest commercial property deals and developments within the region and works with national operators including Intu Properties Plc and Clowes Developments (UK) Limited.
- FHP is also able to call upon the expertise of its sister residential property Company FHP Living Limited which handles the sales of select properties across Nottinghamshire and the surrounding areas from boutique offices in the Nottingham City Centre and West Bridgford.

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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