



2,262FT² INDUSTRIAL UNIT ON POPULAR ILKESTON ESTATE NOW UNDER OFFER TO GROWING FURNITURE STORAGE BUSINESS

Smaller industrial units are flying off the shelf in record time – a testament to where the market is currently at with continued limited supply that simply cannot match the current demand.

Having received an excellent level of interest in the past month, FHP Property Consultants are pleased to put the 2,262ft² warehouse unit situated on Eagle Road, Quarry Hill Industrial Estate in Ilkeston under offer. Previously the unit was let to a engineering firm in 2019, however most recently it was let to a growing storage business looking to expand their operations across the Derbyshire region.

Dan Mooney of FHP Property Consultants comments:

“This is an excellent result for all parties involved. Not only were we able to assist a growing business with their next property move, but also help the client to gain the best result possible for their premises. The property had previously been let for £13,500 per annum (£5.96psf) in March 2019, so to achieve a 15% rental increase in 3 years to £15,500 per annum (£6.86psf) is an excellent achievement. All in all, I am sure the tenant will be very happy to move into the premises and we wish them the very best of luck.”

There still remains very little stock around the East Midlands region that provides clear span warehouse space with a good specification for growing businesses. I suspect this will continue in 2022, therefore it is imperative that parties register their interest early even if the right property for you isn't currently on the market.

In terms of remaining space, we are currently marketing a 3,814ft² unit on Prime Industrial Park off Shaftesbury Street, Derby on new lease terms at a rent of £21,500 per annum.

Whether you are a landlord looking to let or sell your premises or perhaps you are an occupier looking to rent or buy an industrial unit, please get in touch with me on 07929 716 330 / dan.mooney@fhp.co.uk as I would be delighted to help with your property needs.

ENDS

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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Dan Mooney

January 2022

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