



## RARE CHANCE TO ACQUIRE MODERN 2,778FT<sup>2</sup> TWO- STOREY BUSINESS PREMISES ON DERBY'S PREMIER BUSINESS PARK

FHP Property Consultants are delighted to bring to the market a 2,778ft<sup>2</sup> modern two-storey business premises on Royal Scot Road which is directly accessed off Pride Parkway on Pride Park in Derby.

The property comprises an end terraced unit with ground and first floor accommodation. The units were originally built to accommodate light storage/warehouse space, however the premises has most recently been used as offices. The building benefits from a good specification including security grilles on windows/doors, 3 phase electricity, gas fired central heating, fire and security alarm system, upgraded LED lighting on the first floor and a manual roller shutter door on the side elevation which could be reinstated if required. Externally, there is sufficient parking for 10 cars.

The property is available to purchase at a freehold price of £315,000, or alternatively by way of new lease terms at a rent of £28,500 per annum. The property will come with vacant possession.

Dan Mooney of FHP Property Consultants commented:

*"This is a fantastic opportunity for an occupier to take up space in the heart of Pride Park. Recently we have seen great success on Pride Park having let 38 Brunel Parkway and Technology House and 7 Mallard Way in 2021. This has continued well into 2022 with 2 Victoria Way and 3 Prospect Place now being under offer. Continued business activity on Pride Park is exactly what Derby needs and it is excellent to see many occupiers consider their next property move. The property will come with vacant possession as the existing owners are relocating and their business will not be affected. We have already received excellent interest so please contact me to avoid disappointment."*

Should you require further information or to arrange a viewing, then please contact Dan Mooney on 07929 716 330 / [dan.mooney@fhp.co.uk](mailto:dan.mooney@fhp.co.uk).

ENDS

Dan Mooney

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.  
Visit our website: [www.fhp.co.uk](http://www.fhp.co.uk)

To find out more please call:

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February 2022

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