



## AND THEN THERE WAS ONE! THREE UNITS PLACED UNDER OFFER WITHIN QUICK SUCCESSION AT AMBER BUSINESS CENTRE

Amber Business Centre is a popular and well established distribution and manufacturing estate which can be easily accessed via the A38 and A610 dual carriageways linking with the M1 motorway at Junction 28.

FHP Property Consultants are delighted to have recently placed three small industrial warehouse units under offer within one week at Amber Business Centre, the majority of these not even making it to market. There is one remaining unit available being Unit 13.3, which comprises a mid-terraced industrial/warehouse unit with roller shutter loading door. The specification includes 3 phase power, 4.4 metre eaves, WC facilities, parking and a small mezzanine. The property comes to a modest size of 57.40m<sup>2</sup> (618ft<sup>2</sup>).

The unit is available on new lease terms at a rent of £6,798 per annum.

Jamie Gilbertson of FHP Property Consultants comments:

*"I am delighted to have placed three units under offer within such a short time and with the amount of interest received, I don't think it will be long before this remaining unit goes under offer. On instructions from my client, I was able to place these units with specific businesses before I had chance to put some of them on the market. This remaining unit would be perfect for a new or small business and would suit a number of uses from storage, production or even light manufacturing."*

For further information or to arrange a viewing please contact Jamie Gilbertson of FHP Property Consultants on 07398 443 838 / [jamie.gilbertson@fhp.co.uk](mailto:jamie.gilbertson@fhp.co.uk) or Darran on 07917 460031 / [darran@fhp.co.uk](mailto:darran@fhp.co.uk)

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