



## GREAT BUILDING, GREAT YARD AND GREAT LOCATION – EXCELLENT WAREHOUSE AVAILABLE ADJOINING A38 AND J28 M1

FHP Property Consultants are delighted to start marketing a superbly positioned warehouse of just over 33,000ft<sup>2</sup> with a big yard in a prime location backing onto the A38 at Junction 28 of the M1.

With accessibility to the motorway within a few minutes drive, this building should hopefully fill the void that exists in the region for space of this size in a prime location.

Being dealt with by Tim Gilbertson, he commented:

“With the benefit of a fabulous location, big yard, securely fenced and gated site and near instant access to the motorway, this building should be well received.

These features are augmented by seven dock level loading doors plus level access loading too and a clear span warehouse, all very unusual in a building of this size which shows its excellent specification.

A new lease is available and this will be a welcome visitor to a market which still lacks stock in nearly all size ranges.

At just over 33,000ft<sup>2</sup>, there are very few similar options around, so hopefully this will help a local company to take on additional space and expand and grow.”

For further information or to arrange a viewing, please contact Tim Gilbertson on 07887 787 893 or email [tim@fhp.co.uk](mailto:tim@fhp.co.uk).

ENDS

Tim Gilbertson

30 August 2022

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:

**Nottingham**  
0115 950 7577

**Birmingham**  
0121 752 5500

**Derby**  
01332 343 222

**Nottingham Office**

10 Oxford Street | Nottingham | NG1 5BG

**Birmingham Office**

122-124 Colmore Row | Birmingham | B3 3BD

**Derby Office**

North Point | Cardinal Square |  
10 Nottingham Road | Derby | DE1 3QT