



INDUSTRIAL/ WAREHOUSE UNIT WITH SECURE YARD AVAILABLE IN DERBY

FHP Property Consultants are pleased to bring to the market 14-16 Cotton Brook Road which is situated on Sir Francis Ley Industrial Park in Derby. Sir Francis Ley Industrial Park is an established industrial estate situated approximately 1.5 miles south of Derby City Centre, accessed principally from the A514 Osmaston Road which connects to the inner and outer ring roads. The A38 and A50 trunk roads are both approximately 4 miles to the south. The M1 motorway lies approximately 10 miles to the east at Junction 25.

The property provides clear span industrial/warehouse space with kitchen, WCs and two storey office/ancillary accommodation extending to approximately 1,227m² (13,206ft²). The unit is available on new lease terms at a rent of £80,000 per annum.

Darran Severn of FHP Property Consultants comments:

"I'm pleased to offer this unit to market and I look forward to speaking with interested businesses. There is currently a shortage of good quality warehouse units across Derby and I expect to receive a good amount of interest. The property would suit a number of uses including storage and distribution, manufacturing or any general industrial operations. There is a good sized yard/parking area to the front of the unit which is securely fenced and can be utilised by the new tenants."

The property will be available for occupation in Q1 2023.

For further information or to arrange a viewing, please contact Darran Severn on 07917 460 031 or Darran@fhp.co.uk.

ENDS

8 September 2022