

Press Release 2023



NET ZERO CARBON REFURBISHMENT TARGETED AT PRIME JUNCTION 28 WAREHOUSE / INDUSTRIAL UNIT

Acting on behalf of Legal & General, Tim Gilbertson of FHP Property Consultants is delighted to bring to market this fantastic warehouse which sits within moments of the A38 and Junction 28 of the M1 motorway.

Offering an existing fantastic specification with two bay simple clear span space and two storey office and amenities to the front elevation, the property is being augmented and enhanced by our clients with a net zero carbon targeted refurbishment which will include items such as a full PV system, air source heat pump and electric vehicle charging being installed.

Director at FHP Property Consultants, Tim Gilbertson commented:

“Having let this building a couple of times before, I am delighted to have it back on the market again, particularly given the fantastic market-leading environmentally friendly refurbishment our clients are targeting.

Corporate social responsibility is an increasing driver for many relocations in our industry and rightly so as we all must “do our bit” so it is a pleasure to see our client’s proactive stance here. Not only is net zero carbon being targeted for the refurbishment but also as a result of the photovoltaic installation this will provide substantial anticipated electricity savings equating to over £1 per ft² for the next occupier which again in these testing times is a huge boost.

At just over 40,000ft² and with the benefit of a large yard and extensive parking, I really hope that potential tenants will come forward quickly for this great opportunity.

This really should be a market-leading refurbishment which will augment still further the fantastic specification of this property.

Ideally suited to manufacturing or distribution purposes in an unrivalled location within minutes of the motorway, I do hope and expect this building to be very well received in the market.”

Senior Asset Manager at Legal & General, Nigel Marsden commented:

“Net Zero is at the top of the agenda at L&G – evident across our real estate portfolio, targeting net zero carbon by 2050. This is a real example as to how we’re futureproofing our portfolio and turning our commitments into action.”

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:

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

For full details on the refurbishment, please contact Tim Gilbertson on 07887 787 893 / tim@fhp.co.uk or Amy Howard on 07887 787 894 / amy.howard@fhp.co.uk.

ENDS

Tim Gilbertson

2 March 2023

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