



Office Deals:  
East Midlands

Industrial Deals:  
East Midlands

Counties - All Sectors:  
Nottinghamshire & Derbyshire

Individual Dealmakers:  
Retail Nationwide & East Midlands

## Press Release 2023



# RARE 16,000FT<sup>2</sup> UNIT IN ILKESTON PROVIDING GOOD QUALITY WAREHOUSE SPACE



FHP Property Consultants are delighted to bring to the market Units 1A and 1B Cossall Industrial Estate, Ilkeston, Derbyshire, DE7 5UA.

Cossall Industrial Estate is situated in Ilkeston, a popular industrial location benefitting from good connections to the neighbouring cities of Derby and Nottingham. The industrial estate also provides good access to Junction 26 of the M1 motorway via the A610.

This well presented good quality industrial/warehouse unit extends to 16,007ft<sup>2</sup>, and offers clear span accommodation with 3 phase power and an electric roller shutter loading door. The property is immediately available to let by way of a sub-lease, assignment or new lease.

Darran Severn of FHP Property Consultants comments: -

*"I am pleased to bring this warehouse unit to market. There is currently not a lot of good quality stock available in Ilkeston of this size, and I envisage a good level of interest. The property itself is in great condition and benefits from a new roof as well as good loading and parking. The property would suit a variety of uses including storage and distribution, manufacturing or production. I look forward to speaking with all interested parties."*

For further information or to arrange a viewing, please contact Darran Severn on 07917 460 031 / [darran@fhp.co.uk](mailto:darran@fhp.co.uk) or Harry Gamble on 07398 443 828 / [harry.gamble@fhp.co.uk](mailto:harry.gamble@fhp.co.uk).

ENDS

November 2023