

# Press Release 2024



## **FREEHOLD INDUSTRIAL/ WAREHOUSE OPPORTUNITY CLOSE TO PENTAGON ISLAND, DERBY**

On behalf of private clients, FHP Property Consultants are delighted to bring to the market Units 4 – 6 Downing Road, West Meadows Industrial Estate, Derby, DE21 6HA.

The property is situated on Downing Road off Chequers Road, which is conveniently located close to Pentagon Island at the intersection of the A52.

The property comprises three industrial/warehouse units which have more recently been combined and linked together. The accommodation provides clear span warehouse space with high quality offices and break out areas. In addition, there are a couple of mezzanines which will be left in situ.

The specification includes; 3 phase power, 6 roller shutter loading doors, LED lighting throughout and good parking.

The freehold is available to purchase and offers are invited in excess of £1.25 million.

Darran Severn of FHP Property Consultants comments:

*"I am delighted to place this property on the market. There are few freehold opportunities available at present and I therefore anticipate a good level of interest from local businesses. The property would suit either an owner occupier or investor and could be occupied as a whole or part with the remaining being let out as an income producing asset."*

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 Tim Gilbertson on 07887 787 893 / [tim@fhp.co.uk](mailto:tim@fhp.co.uk).

ENDS

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