

# Press Release 2024



## NEW TO THE MARKET – G1 CRANMER ROAD, WEST MEADOWS INDUSTRIAL ESTATE, DERBY

On behalf of private clients, FHP Property Consultants are delighted to bring to the market a good quality industrial/warehouse unit on West Meadows Industrial Estate in Derby.

West Meadows Industrial Estate is conveniently located off Pentagon Island, at the intersection of the A52 (Derby to Junction 25 M1) and the A61 Sir Frank Whittle Road, which leads up to the A38 dual carriageway. The property therefore has good road connections to the M1 motorway, the city centre, and inner and outer ring roads.

The accommodation provides 3,007ft<sup>2</sup> of clear span warehouse space with single storey offices and staff welfare facilities. Externally the property benefits from forecourt parking and loading bay. Internally the specification includes LED lighting, 3 phase power, 6m eaves height and concrete flooring.

FHP Property Consultants are marketing the property to lease at a rent of £25,560 per annum.

Corbin Archer of FHP Property Consultants comments:

*“I am pleased to bring this property to the market as it offers a good quality industrial/warehouse unit close to Derby City Centre and with great connectivity to the wider region via the A52 intersection at an affordable rent. If you are interested then please do give me a call on the information below.”*

For further information or to arrange a viewing, please contact either Corbin Archer on 07929 716 330 / [corbin.archer@fhp.co.uk](mailto:corbin.archer@fhp.co.uk) or Harry Gamble on 07398 443 828 / [harry.gamble@fhp.co.uk](mailto:harry.gamble@fhp.co.uk).

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