

# Press Release 2024



## NEW BUILD UNITS NEARING COMPLETION – LOSCOE, HEANOR

On behalf of private clients, FHP Property Consultants are delighted to announce that new build industrial/warehouse units on Sawmills Industrial Estate in Heanor are nearing completion with a practical completion date of the end of July.

The property is located off Longbridge Lane in Heanor which is a convenient location due to its links with the A610 dual carriageway leading to Junction 26 of the M1 Motorway 9.5 miles to the east and the A38 to the west.

The accommodation provides 1,507ft<sup>2</sup> to 6,620ft<sup>2</sup> of high-quality clear span warehouse space benefitting from solid concrete load bearing floors, LED lighting, 3 phase power and an eaves height of 5.5m rising to 6.5m. Externally the site benefits from allocated car parking and yard space within a self-contained gated site.

FHP Property Consultants are marketing the property to lease at a rent of £11.00 per sq. ft and the units are available to split or as a whole.

Corbin Archer of FHP Property Consultants comments:

*“I am pleased that this site is now nearing completion with the estimated date set for the end of July. The site offers much needed small to mid-range high quality new build industrial/warehouse units in Heanor which offers excellent accessibility to the East Midlands and wider UK. If you are interested, then please do give me a call on the contact 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).

ENDS

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