

# Press Release 2024



## DOVE VALLEY PARK, A50/UTTOXETER – QUALITY PRODUCT, VERY COMPETITIVE PRICE AND FABULOUS LOCATION

Located just off the A50 and M1/M6 link, only 12 miles from Derby, 23 miles from Stoke and 31 miles from Nottingham, Dove Valley Park is accessible to 48 million people within a 4-hour drive.

Dove Valley Park is a major 200-acre industrial/distribution development at the centre of one of the country's most important manufacturing areas and consequently is home to household occupiers such as JCB, MEG Group, GXO, etc, all of which were drawn by the fantastic accessibility for both staff and deliveries.

The final phase consists of 34-acres which is available for design and build industrial/warehouse units, which we can offer on a freehold basis or leasehold basis.

Darran Severn and Tim Gilbertson of FHP Property Consultants, who are marketing the site commented:-

*“There are not many other sites in the East Midlands where you could buy a unit from 30,000ft<sup>2</sup> – 400,000ft<sup>2</sup>, particularly with such good connectivity to both the M1 and M6 Motorways. The beauty of build to suit, is that we can offer occupiers bespoke units designed to their exact specification, whether that’s for storage and distribution or manufacturing and production uses.*

*As a certain famous brand of beer would say, probably the most competitively priced freehold design and build scheme in the Midlands? Certainly the calibre of product, location and skill of the developers, Clowes Developments cannot be challenged and we would love to put our beliefs on pricing to the test!*

*Clowes Developments are well versed in the delivery of these high quality industrial and warehouse units. Given their extensive knowledge and excellent development history, they are well placed to deliver these units to occupiers at competitive market rates.*

*Please do get in touch with either myself or Tim for further details on availability, specification and pricing and we can come back to you with a tailored proposal within 48 hours.”*

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.

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For further information, 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

July 2024

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