

Press Release 2024



SUCCESS AT PORTLAND DRIVE SHIREBROOK! 4 UNITS LET TOTALLING 13,480FT² WITH ONLY 2 UNITS REMAINING

FHP Property Consultants and Savills are pleased to announce the successful letting of Units 3-6, Portland Drive, Shirebrook on behalf of clients.

Manilife Limited have successfully taken Units 3-6 which totals 13,480ft². This scheme was delivered with no dividing walls or WC facilities to ensure it was as flexible as possible to meet all size requirements and this advice has proven correct.

These units were part of Phase 1 of the development with Devonshire Court being Phase 2 all being build out speculatively. We currently have Units 1-2, Portland Drive still available with space between 2,538ft² to 8,404ft² which can be combined or let/sold individually. The quoting prices are:

- Unit 1 - £44,000 per annum / £790,000
- Unit 2 - £21,500 per annum / £355,000
- Units 1 & 2 (combined) - £65,000 per annum / £1,145,000

The general specifications of these brand new industrial units includes:

- Eaves height of 6 metres
- 3 Phase power
- Solid concrete load bearing floors
- Electric roller shutter door
- Excellent parking ratios and turning circles
- Privately gated and secure
- Excellent location adjacent to Sports Direct depot
- Excellent EPC Rating

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

Visit our website: www.fhp.co.uk

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Anthony Barrowcliffe and Jamie Gilbertson of FHP commented:

“A fantastic 21,884ft² speculative industrial scheme built out by the Broughton Family and delivered to a high specification in a market starved of stock. This scheme has all the right fundamentals and we look forward to getting Units 1 and 2 either let or sold.

Our industrial and distribution market continues to see deals completed across all sizes and specifications of buildings. With a quieter summer which we have seen as a result of the General Election, we will hopefully see a very positive final quarter to 2024. In general there is still a shortage of space, particularly to buy but also to rent in certain sectors across our East Midlands patch.”

Our joint agent Luke Epps of Savills commented:

“We are very pleased to have secured the letting on behalf of the client; the units are built to an excellent specification, incorporating a superb eaves height, which was quickly identified by the Tenant to house their new HQ. The combined units offered the ability to bring their manufacturing in-house, which is an integral part of their future. Both parties worked to tight timeframes to ensure minimal disruption to the business was caused.

There continues to be a constrained supply of top quality stock within Shirebrook and the local geographical area, with little new developments in the pipeline. We are offering the two remaining units in Phase 1 and encourage interested parties to contact myself or the joint agents before they are gone. ”

For further information on the transactions completed in Shirebrook on this scheme or the other available units on either Portland Drive or Devonshire Court, please contact Anthony Barrowcliffe of FHP on 07557 972008 / anthony@fhp.co.uk or Jamie Gilbertson on 07747 665941 / Jamie.gilbertson@fhp.co.uk or Luke Epps of Savills on 07811 073302 / luke.epps@savills.com.

ENDS

Anthony Barrowcliffe
16 September 2024

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