

# Press Release 2025



## 10 LETTINGS AT AMBER BUSINESS CENTRE, J28 IN 2024

Amber Business Centre is a popular, well-established distribution and manufacturing estate in Riddings, Derbyshire. The industrial estate enjoys a prime location offering easy access and convenience to businesses and visitors. It can be easily accessed via the A38 linking to the M1 motorway at Junction 28.

The 36 acre site provides approximately 400,000ft<sup>2</sup> of industrial/warehouse accommodation across 58 units. The units range in size from 618ft<sup>2</sup> to 50,000ft<sup>2</sup> plus.

Following a successful twelve month period, where FHP Property Consultants averaged approximately one letting a month, occupancy rates currently lie at 99.85%. More pleasingly, the remaining vacant unit is under offer, and the letting is due to complete in February which will take the estate to 100% occupancy. The majority of these deals have been under 5,000ft<sup>2</sup> with the exception of Block 19 which totals 28,000ft<sup>2</sup>.

Harry Gamble of FHP Property Consultants comments:

*“There seems to be a big push in the demand for sub-5,000ft<sup>2</sup> industrial/warehouse in and around Junction 28 of the M1 motorway. Looking back on 2024 it was a rarity if I wasn’t at Amber Business Centre at least once a week carrying out viewings! The take up has been excellent and I have carried out lettings to a number of different businesses including; fabricators and storage and parts assembly businesses to name a few. Due to the demand in this location and the quality of the site, we are now seeing rents in the region of £12.00 per ft<sup>2</sup> on the smaller units.*

*Whilst we approach full occupancy at Amber Business Centre there is no slow down in enquiries in this sector of the market. The lack of good quality units throughout Derby and Derbyshire means that we are speaking to businesses who are struggling to find space and I would be delighted to hear from any landlords who may be thinking of letting out their unit.”*

For further information or to discuss your property matters, then please contact Harry Gamble on 07398 443 828 / [harry.gamble@fhp.co.uk](mailto:harry.gamble@fhp.co.uk) or Corbin Archer on 07929 716 330 / [corbin.archer@fhp.co.uk](mailto:corbin.archer@fhp.co.uk).

ENDS  
Harry Gamble

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