

Press Release 2024



DEMAND CONTINUES TO RISE FOR OUT OF TOWN BUSINESS PARKS

FHP are pleased to announce the successful completion of the sale of H4 Ash Tree Court, Nottingham Business Park. H4 is a self-contained, mid-terraced office building situated across two floors, comprising 2,350 sq. ft. Prior to the sale, the property underwent extensive refurbishment, significantly enhancing its appeal and marketability. Nestled within a landscaped area with views of the local countryside, the park offers ample parking with additional spaces available. H4 Ash Tree Court boasts excellent access to J26 of the M1 Motorway and is conveniently located near the NET Tram stop, with Nottingham City Centre within easy reach via the A610.

FHP collaborated with a private client to secure the sale. Despite initial limited interest, demand eventually increased, generating a strong level of interest in both the leasehold and freehold options. This interest led to best and final offers, resulting in a strong sale price that set a new benchmark for freehold values within close proximity to the subject property. CadXtra, the purchaser, had been searching for an ideal office space for some time and found H4 Ash Tree Court to be the perfect fit.

To highlight the ongoing demand for out-of-town business parks, FHP have also secured a new letting at G6 Ash Tree Court, which is currently under offer and expected to complete in the coming weeks. Additionally, there is interest in the remaining office suite at H7, which is available as an investment opportunity.

Amy Howard, Surveyor at FHP Property Consultants commented:

"It was a great result to finalise this sale for my client. After a slow start, we soon attracted a strong level of enquiries for both rental and purchase options. We secured an excellent sale price for my client and it was a pleasure to work alongside CadXtra in the sale, helping them find their ideal office space.

Out-of-town business parks remained popular throughout 2024, especially towards the end of the year, securing several strong deals reflecting new rental tones and freehold values. It will be interesting to see how demand evolves in 2025 and I look forward to securing further sales and lettings."

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

Visit our website: www.fhp.co.uk

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If you are looking to purchase offices in Nottingham or need advice on marketing your office property, please feel free to contact me on 07887 787894, alternatively you can email me at amy.howard@fhp.co.uk.

ENDS

Amy Howard

17 January 2025

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