

Press Release 2025



INDUSTRIAL/WAREHOUSE UNIT TO LET AT J28 OF M1 MOTORWAY

On behalf of private clients, FHP Property Consultants are pleased to bring to the market Unit 1.1 Amber Business Centre, Riddings, Derbyshire, DE55 4BR.

Amber Business Centre is popular and well-established distribution and manufacturing estate located in Riddings, Derbyshire. The site is situated approximately 17 miles north east of Derby and 19 miles north west of Nottingham.

The property comprises a semi-detached industrial/warehouse unit providing clear span accommodation with office/reception, kitchen and W/C's. The premises also benefits from two level access roller shutter loading doors and a shared yard to the front.

The industrial/warehouse unit is available on new lease terms at a rent of £66,122 per annum.

Darran Severn of FHP Property Consultants comments:

"Amber Business Centre provides approximately 400,000ft² of industrial/warehouse accommodation and is on the brink of full occupancy. Unit 1.1 is available from April 2025 as a result of the existing tenant upsizing to over 20,000ft² on the estate.

We are pleased to bring this property to market particularly at a time where there is a general shortage in stock around Junction 28 of the M1. The unit would suit manufacturing or storage uses and I look forward to speaking with prospective occupiers."

For further information or to arrange a viewing, please contact Darran Severn 079187 460 031 / darran@fhp.co.uk or Harry Gamble on 07398 443 828 / harry.gamble@fhp.co.uk.

ENDS

January 2025

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

Visit our website: www.fhp.co.uk

To find out more please call:

Nottingham
0115 950 7577

Birmingham
0121 752 5500

Derby
01332 343 222

Nottingham Office

10 Oxford Street | Nottingham | NG1 5BG

Birmingham Office

122-124 Colmore Row | Birmingham | B3 3BD

Derby Office

North Point | Cardinal Square |
10 Nottingham Road | Derby | DE1 3QT