

# Press Release 2025



## HYBRID UNIT IN SPONDON WITH OFFICE AND STORAGE ACCOMMODATION CLOSE TO THE A52

FHP Property Consultants are pleased to have been instructed to market 2B Aspen Business Park, Spondon on new lease terms.

The property has excellent access to the A52 dual carriageway on the east side of Derby ultimately leading to the M1 motorway at Junction 25.

The property comprises an end terraced industrial/warehouse unit which has been extensively fitted out with good quality offices and storage space. The offices are fitted to a high specification including suspended ceilings with lighting, air conditioning, heating, double glazing and windows at first floor. The property also benefits from an on-site storage area and parking at the front.

The property is available to let on new lease terms at a rent of £20,000 per annum.

Corbin Archer of FHP Property Consultants comments:

*"This property provides a unique opportunity given the hybrid nature of the property for an occupier looking to occupy part of the unit as offices and have the additional space as storage space. The accommodation provides a total of 5,440ft<sup>2</sup> which is split over two floors.*

*The property is also conveniently located close to the A52 dual carriageway and therefore if you are interested, please get in touch on the contact details below."*

For further information or to arrange a viewing, please contact Corbin Archer (07929 716 330 / [corbin.archer@fhp.co.uk](mailto:corbin.archer@fhp.co.uk)) or Harry Gamble (07398 443 828 / [harry.gamble@fhp.co.uk](mailto:harry.gamble@fhp.co.uk)).

ENDS  
Corbin Archer  
February 2025

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