



## NEW BUILD OPPORTUNITIES AT ALFRETON FOR BESPOKE PRODUCTION OR WAREHOUSE FACILITIES

In a deal brokered by FHP Property Consultants, Rotherhill in partnership with a private investor client have recently completed the purchase of an industrial facility and development land in Riddings, Alfreton.

Extending to 20,879 sq ft upon 1.88 acres with additional development land, the existing industrial facility is occupied by Silver X Logistics, a growing storage, warehouse and distribution occupier. The development land extends to 2.5 acres split across two plots of 1.7 and 0.8 acres.

The property adjoins the established Amber Business Centre and is accessed off Charity Road. The location offers easy connectivity to the A38 and J28 of the M1. Rotherhill will shortly be launching the opportunity to the market, offering flexible design and build accommodation ranging from 1,500 sq ft to 29,000 sq ft. Amber Business Centre is an established and well occupied industrial estate immediately adjoining the site.

Edward Jeffrey from Rotherhill comments:

*“There is a shortage of high specification, newly developed industrial units below 30,000 sq ft across the region, with J28 of the M1 and the surrounding industrial areas being no exception.*

*Our intention is to develop to suit local business needs, providing a flexible range of unit sizes allowing businesses to future proof their presence in the region. Importantly, buildings will be available on both a freehold and leasehold basis.”*

Tim Richardson from FHP Property Consultants adds:

*“This area has proved very popular over the years, benefitting from easy access to the A38 and thereby the M1 motorway, Derby, Nottingham and the surrounding areas. There are a wide array of local manufacturers and warehouse operators alike in the Alfreton area and we expect this opportunity will appeal to businesses looking for their next move and in particular purchase their own property.”*

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Sean Bremner from CPP, joint marketing agents said:

*“This scheme is another boost to the local market. It will present businesses with a new and rare opportunity to buy new build premises alongside leasing. The size range will suit the local and regional occupiers and we expect a good level of demand from its forthcoming launch.”*

For further information please contact Tim Richardson of FHP Property Consultants on 01332 224 857 or email [timr@fhp.co.uk](mailto:timr@fhp.co.uk).

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