



LARGE SITE AVAILABLE TO RENT ON COTES PARK INDUSTRIAL ESTATE, ALFRETON

It is not often we have the chance to market well-proportioned warehouse or workshop space which is set on a very large site but a new instruction at Birchwood Way, Alferton, just off the A38 and therefore within minutes of Junction 28 of the M1 Motorway is available on a new lease.

Better still, the building on the site is to be completely refurbished by our client which will enable us to offer excellently presented, well-proportioned two storey office and ancillary space interlinking with clear span storage, production or workshop accommodation.

The key advantage with this property is the large site upon which the building sits, partially surfaced, the entire site is fenced and gated and extends to over 1.1 acres.

To be marketed by the Derby and Nottingham offices of FHP, Tim Gilbertson commented:-

“Our clients are just about to embark on a full refurbishment of this building which we suspect should be well-received in the market with plenty of interest generated.

Whilst the unit itself is well-proportioned and will offer, once the refurbishment has been completed, good quality storage or production space, the key selling point with this building is the large site upon which the property sits.

So often we receive enquiries from occupiers wanting to rent units which sit on an oversized yard, and this is a very rare opportunity where we can actually meet those demands as the building is just under 9,000ft² and sits on a site of approximately 1.12 acres.

Not only that, but it also sits on a popular estate which has terrific links to the A38 and provides fast access to the M1 at Junction 28 and Derby to the south-west.

A new lease is available and we can arrange viewings now whilst the refurbishment works are ongoing.”

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

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For further information or to arrange a viewing, please contact either Darran Severn (07917 460 031 / darran@fhp.co.uk), Chris Proctor (07747 464 770 / chris@fhp.co.uk) or Tim Gilbertson (07887 787 893 / tim@fhp.co.uk) at FHP Property Consultants.

END

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