

# Modern industrial/warehouse unit close to Junction 28 of the M1 Motorway

920m<sup>2</sup>  
(9,897ft<sup>2</sup>)

- Clear span warehouse accommodation
- Two full height roller shutter doors
- Large circulation areas and generous parking
- Excellent access to the A38 and Junction 28 of the M1 motorway
- Available on new lease terms from March 2024
- Rent £66,805 per annum exclusive



**TO LET**



Location



Gallery



Video



Contact

## Location

Ecclesbourne Park is located on the Cotes Park Industrial Estate, a well-established industrial and distribution location in Alfreton which is accessed directly off the A38, providing dual carriageway access to Junction 28 of the M1. Mansfield is approximately 9 miles away and both Derby and Nottingham are 16 miles away.

The entrance to Ecclesbourne Park is from Clover Nook Road, the main spur road through the estate.

## Property

The property comprises a modern mid-terrace industrial/warehouse unit providing clear span accommodation.

The specification includes:-

- ❖ 3 phase power
- ❖ Concrete floor slab
- ❖ Two roller shutter loading doors
- ❖ Minimum 5 metre eaves
- ❖ Warehouse lighting
- ❖ Allocated car parking
- ❖ Roof lights
- ❖ Office and W/C





## Accommodation

The property provides the following approximate gross internal floor area:

| Units 3 and 4 Ecclesbourne Park | M <sup>2</sup> | Ft <sup>2</sup> |
|---------------------------------|----------------|-----------------|
| <b>Total</b>                    | <b>920</b>     | <b>9,897</b>    |

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract).

## Business Rates

We note from the VOA website that the property currently has an entry as follows:

Rateable Value: £40,500

(The current small business multiplier is 49.9p. All interested parties are advised to make specific enquiries with the local billing authority).

## Service Charge

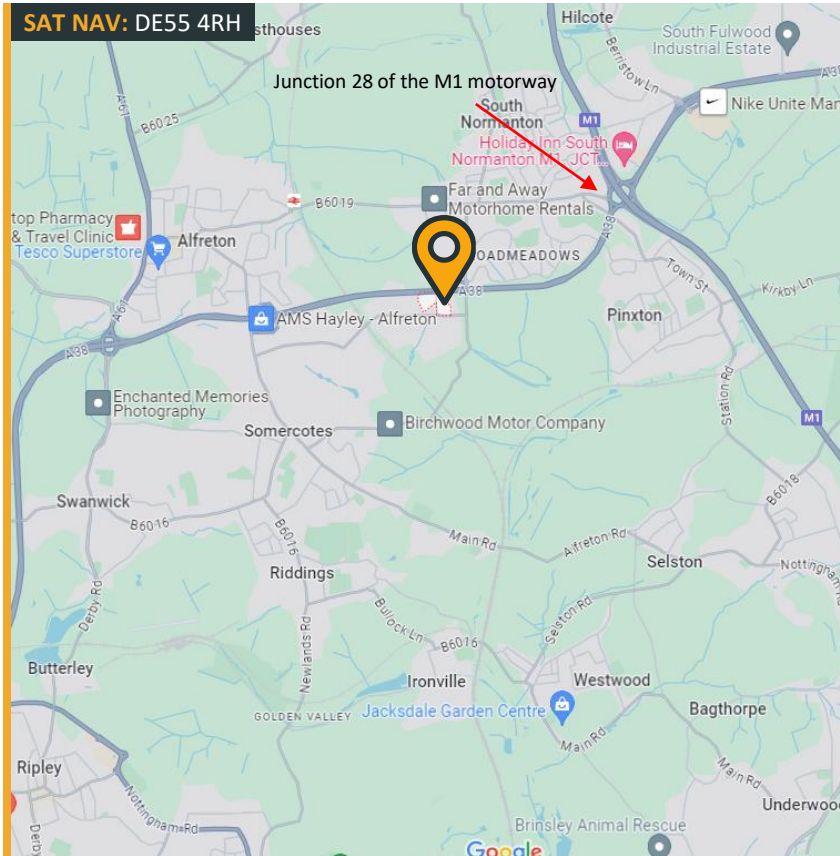
The current premium for the service charge is to be confirmed.

## Energy Performance Certificate

This property has an Energy Performance rating of D(90).

## Planning

The building is intended for B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution) uses. Interested parties should make their own enquiries with Amber Valley Borough Council.



## Rent

The property is available to let from March 2024, on new lease terms, at a rent of:-

**£66,805 per annum exclusive**

## VAT

VAT will be payable upon the rent at the applicable rate.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

**Darran Severn**

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Or our joint agent Stuart Waite at CPP on 0115 697 7063



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06/02/2024

Please click here to read our "Property Misdescriptions Act". E&OE.