

Warehouse 1 | Garnham Close | Somercotes | Alfreton | Derbyshire | DE55 4QH

Industrial/warehouse unit within minutes of Junction 28 of the M1 Motorway

739m²
(7,955ft²)

- Clear span warehouse accommodation
- One full height roller shutter door
- Office space with staff welfare facilities
- Additional storage rooms
- Excellent access to the A38 and Junction 28 of the M1 motorway
- Immediately available on new lease terms
- Rent £50,000 per annum exclusive



TO LET



Location



Gallery



Contact





Location



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Location

Warehouse 1 is located just off Cotes Park Lane in Alfreton, a well-established industrial and distribution location 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.

Property

The property comprises a modern industrial/ warehouse unit providing clear span accommodation, office space and additional storage rooms.

The total specification includes:-

- ❖ 3 phase power
- ❖ Concrete flooring
- ❖ One roller shutter door
- ❖ LED lighting
- ❖ Office space
- ❖ Kitchenette
- ❖ W/C facilities
- ❖ Allocated car parking

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.





Location



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Accommodation

The property provides the following approximate gross internal floor area:

Warehouse 1	M ²	Ft ²
Warehouse	626	6,738
Ground floor storage/ancillary room	52	560
First Floor offices	61	656
Total	739	7,955

(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: £TBC

(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

A copy of the property's Energy Performance Certificate is available upon request.



Location

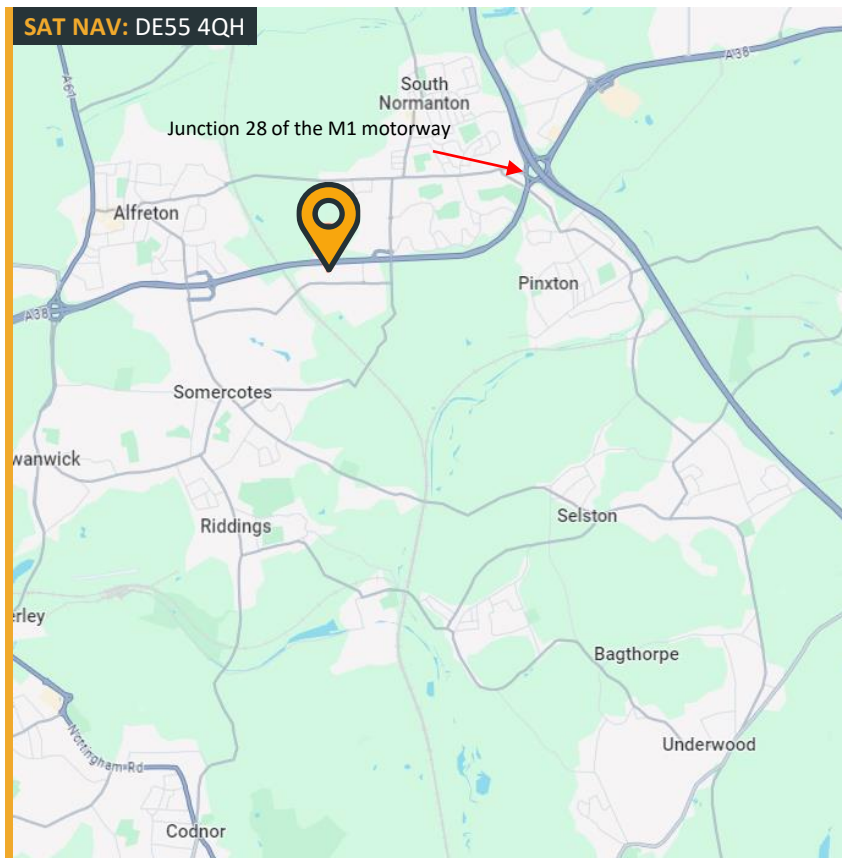


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SAT NAV: DE55 4QH



Rent

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

£50,000 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:-

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13/04/2024

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.