

Clover Nook Road | Cotes Park Industrial Estate | Alfreton | DE55 4NJ

## Excellent warehouse/production unit on a secure site, J28, M1 Motorway

13,874m<sup>2</sup>  
(148,381ft<sup>2</sup>)

- Favoured industrial estate location
- Only 2 miles from J28, M1 and A38
- 8.5m eaves
- Large secure site of circa 6.04 acres
- Two storey offices and ancillary
- Level access loading
- Additional rear loading door



LEASES  
AVAILABLE  
FROM 3 YEARS PLUS

FOR SALE/TO LET



Location



Gallery



Video



Contact



## Location

The property is situated on the corner of Clover Nook Road and Cotes Park Lane. Cotes Park Industrial Estate is a well established industrial area in Alferton which is easily accessible from Alferton Town Centre and from the A38 which is less than half a mile away.

The A38 provides quick access to Junction 28 of the M1 Motorway approximately 2 miles and to Derby which is approximately 13 miles to the south.

## The Property

The property comprises a substantial modern warehouse/industrial unit with yard and additional large car park set on a securely fenced and gated site.

- 4 bay steel portal frame unit
- 8.5m eaves
- 4 large level access loading doors
- Additional rear loading door
- Warehouse heating and lighting
- Fully fitted two storey offices with lift
- Fenced and gated site
- 35m yard depth
- 100 car parking spaces





## Accommodation

Description	M <sup>2</sup>	Ft <sup>2</sup>
Warehouse	12,979	139,713
GF & FF offices	805	8,668
<b>Total</b>	<b>13,784</b>	<b>148,381</b>

(This information is given for guidance purposes only)



## PV Installation

There is PV installation on the roof of the property which creates a benefit equating to circa £0.60 per square foot per annum. Full details available upon request.

## Terms

The premises are available on a freehold or leasehold basis and rent/sale prices are available on application.

## Business Rates

We understand the premises has a rateable value of:

**£520,000**

(This information has been given for guidance purposes only and prospective tenants should make their own enquiries of the local council.)



**SAT NAV:** DE55 4NJ

**WHAT3WORDS:** pizza.voter.allow



## VAT

VAT will be payable on rent/purchase price.

## EPC

The unit has an EPC of B-31.

## Further Information

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

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