

Unit B Salcombe Court | Alfreton | Derbyshire | DE55 7EG

Good quality industrial/warehouse unit just 2 miles from J28 of the M1 Motorway

1,522m²
(16,675ft²)

- Very cost-effective rent only £5.00 per ft² per annum exclusive
- LED lighting to warehouse
- Offices, meeting rooms and WC's
- Secure gated shared yard and separate parking for approx. 14 vehicles
- Close to the A38 and J28 of the M1 Motorway
- Rent £85,000 per annum



TO LET/MAY SELL



Location



Gallery



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Location

Forming part of Meadow Lane Industrial Estate in Alfreton, Salcombe Court is well located for access to Junction 28 of the M1 (2 miles) via the A38 and therefore having excellent access to the regional centres of Derby, Nottingham and Mansfield.

The Property

The property comprises a terraced industrial/warehouse unit with two storey office and welfare facilities to the front. The warehouse provides clear span accommodation across two bays and the property benefits from a secure shared yard with separate parking.

The detailed specification includes:-

Offices

- Well-presented two storey offices
- Heating and lighting throughout
- Kitchen and WC facilities including shower

Warehouse/Production Space

- Two bays of production/warehouse space
- 3-phase power
- LED lighting
- Minimum 5.0m eaves
- Two full height electric roller shutter loading doors

Externally

- Securely fenced and gated shared site
- Car parking for approximately 14 vehicles





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Accommodation

Description	M ²	FT ²
Ground & First Floor offices	258	3,068
Warehouse/production space	1,264	13,607
Total	1,522	16,675

(These figures are given for guidance purposes only and prospective purchasers are advised to take their own measurements).

Business Rates

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

Rateable value £67,000

(The current business rates multiplier is 55.5p. All interested parties are advised to make specific enquiries with the local billing authority).

Service Charge

A service charge will be levied to contribute towards the upkeep and maintenance of the common areas of the estate.

Planning

The building has planning for B1 (Business) and B8 (Storage and Distribution) uses. Interested parties must rely on their own enquiries of the planning authority, Amber Valley Borough Council.

Energy Performance Certificate

The building has an Energy Performance Certificate rating of C(61).





Location

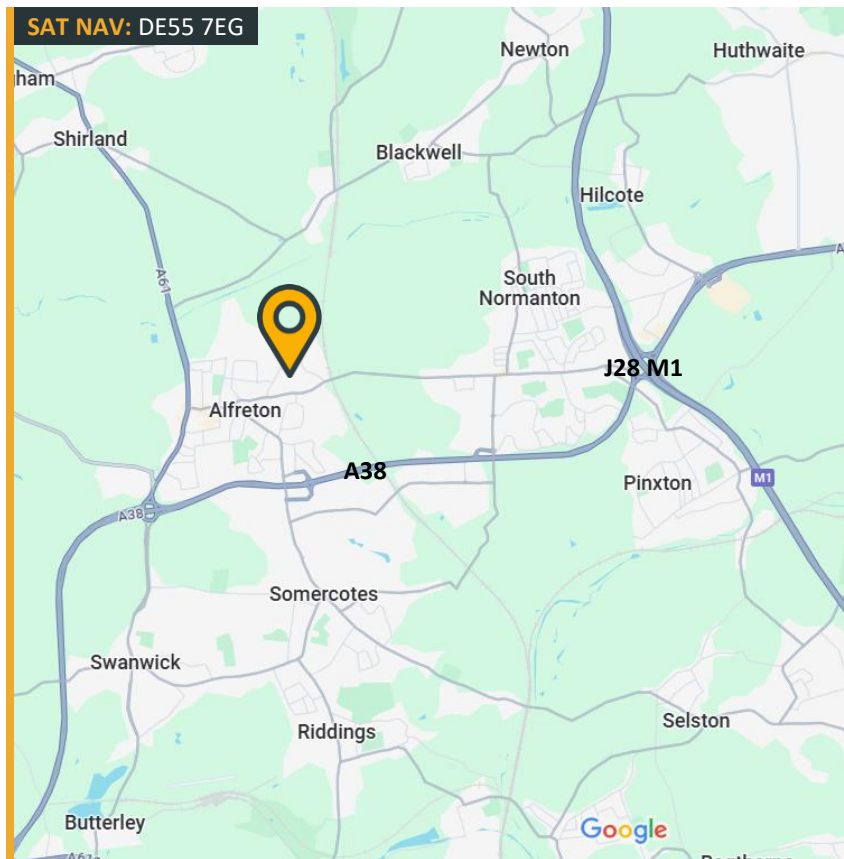


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SAT NAV: DE55 7EG



Lease Terms

The property is available to let on new lease terms for a period to be agreed at a rent of:

£85,000 per annum
(Eighty five thousand pounds)

VAT

VAT is applicable at the prevailing 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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20/10/2025

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