

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

Good quality industrial/warehouse unit on established industrial estate close to J28 of the M1 Motorway

1,522m²
(16,675ft²)

- Well-presented and maintained industrial/warehouse space
- Secure shared yard with separate parking
- Offices, meeting rooms and ancillary accommodation
- Approximately 2 miles from J28 of the M1 Motorway
- Price £1.35 million
- Rent £85,000 per annum



FOR SALE/TO LET



Location



Gallery



Contact





Location



Gallery



Contact

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 office and welfare facilities. The warehouse provide clear span accommodation 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
- Lighting throughout
- Minimum 5.0m eaves
- Two full height roller shutter doors

Externally

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





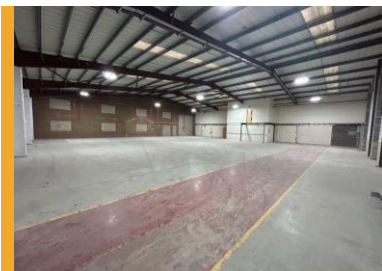
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Accommodation

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).



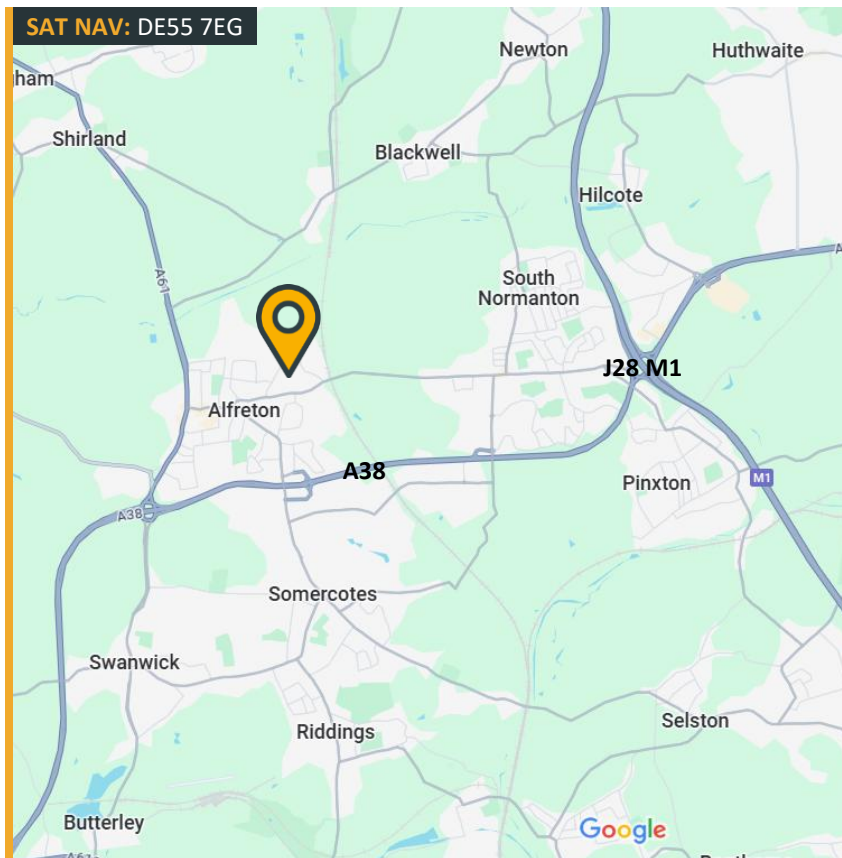
Location



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Price

The freehold is available with vacant possession at a guide price of:

£1,350,000**(One Million, Three Hundred and Fifty Thousand Pounds)**

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

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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25/04/2025

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