

## Good quality industrial/warehouse unit with shared yard and two roller shutter loading doors

**878m<sup>2</sup>**  
(9,446ft<sup>2</sup>)

- Clear span warehouse accommodation with reception/office
- Shared yard with good parking/loading
- Two roller shutter loading doors
- Close to A38/Junction 28 M1
- 24-hour access and out of hours security
- Immediately available on new lease terms
- Rent £66,122 per annum



**TO LET**



Location



Gallery



Contact



Location



Gallery



Contact

## Location

Amber Business Centre is a popular and well-established distribution and manufacturing estate located in Riddings, Derbyshire. The site is situated approximately 17 miles north-east of Derby and 19 miles north-west of Nottingham.

The estate is easily accessible to the A38 dual carriageway with Junction 28 of the M1 Motorway within 4.5 miles.

## The Property

The property comprises a semi-detached industrial/warehouse unit providing clear span accommodation with office/reception, kitchen and WC's. The premises also benefits from two level access roller shutter loading door and a shared yard to the front. The specification includes:

- ❖ Warehouse lighting
- ❖ Reception/office
- ❖ 2 full height roller shutter loading doors
- ❖ 3 phase power
- ❖ Concrete slab floor

## Accommodation

The property provides the following approximate gross internal floor area:

	M <sup>2</sup>	FT <sup>2</sup>
Unit 1.1	878	9,446

[These figures are guidance purposes only and Prospective Tenants are advised to their own enquiries].





Location



Gallery



Contact



## Business Rates

We note from the VOA website that the premises hold the following rateable value:-

**£34,750**

The current UBR is 49.9p, however, all interested parties are advised to make their specific enquiries with the local billing authority.

## Service Charge

A service charge is payable for common areas and facilities on the estate, Further details are available on request.

## Legal Costs

Each party is to be responsible for their own legal fees and all other professional costs incurred in the transaction.

## Energy Performance Certificate

The property has an Energy Performance Certificate rating of D96.

## 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



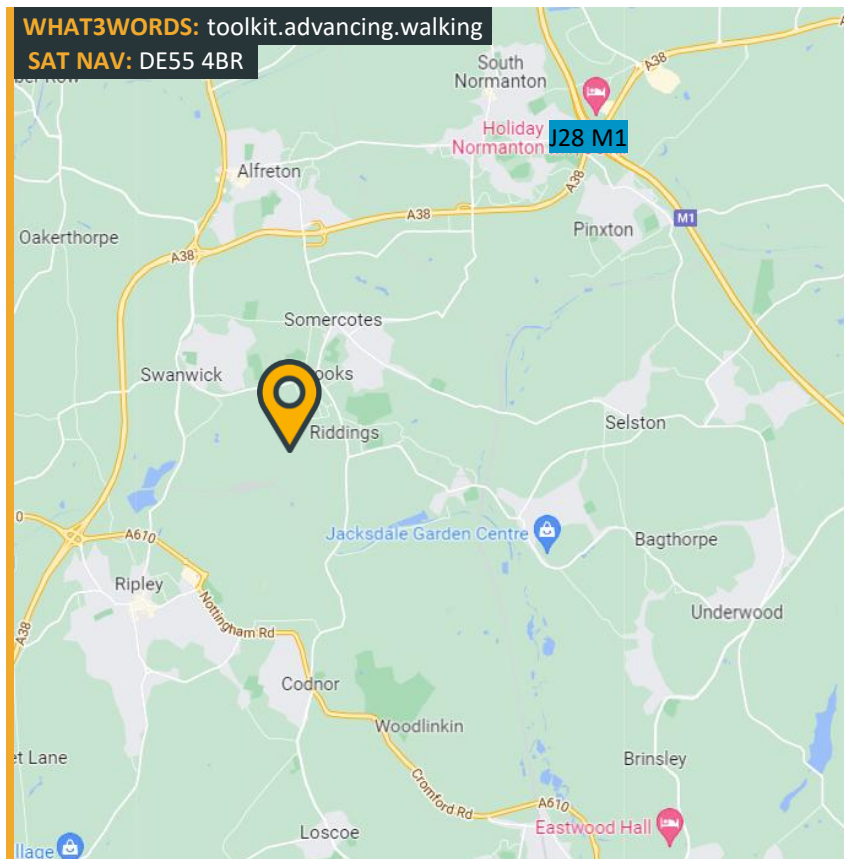
Gallery



Contact

**WHAT3WORDS:** toolkit.advancing.walking

**SAT NAV:** DE55 4BR



## Rent

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

**£66,122 per annum**

## VAT

We confirm all figures quoted are exclusive of VAT, which is payable at the prevailing rate.

## Further Information

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

**Harry Gamble**

07398 443 828

[harry.gamble@fhp.co.uk](mailto:harry.gamble@fhp.co.uk)

**Darran Severn**

07917 460 031

[darran@fhp.co.uk](mailto:darran@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**

North Point, Cardinal Square,  
10 Nottingham Road, Derby,  
DE1 3QT

**fhp.co.uk**

17/12/2025

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