

Monsal House | 1 Bramble Way | Somercotes | Alfreton | Derbyshire | DE55 4RH

Long let industrial investment in a prominent position fronting the A38

12,414ft²
on 1.2 acres

- Fully let to Transvac Systems Ltd
- Passing rent of £85,000 per annum, reflecting £6.85 per sq ft
- Lease expiry on 11 June 2035
- 1.3 miles from J28, M1
- 100/100 very low risk covenant



FOR SALE



Location



Gallery



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Location

The property is situated just off Bramble Way and is positioned on Clover Nook Industrial Estate, which is a highly established industrial and warehouse location.

The property is within moments access of the A38, which is within close proximity to Junction 28 of the M1 motorway, approximately 2 miles to the north. The estate is situated in Alfreton and lies close to the Derbyshire / Nottinghamshire border.

Description

The property provide good quality industrial space with 8.4m eaves and two automatic roller shutter doors. The property includes a connected office/production building housing the office, design and R&D function of the business. The site is fully fenced and gated on a generous site area of 1.2 acres.

Floor Areas

Floor	m ²	ft ²
Warehouse	486.2	5,233
Main Offices	405.6	4,365
Side Offices	261.6	2,816
Total Gross Internal Area	1,153	12,414

The total site area is approximately 1.2 acres.





Occupational Lease

The property is let on the following lease terms:

Tenant	Lease Start	Lease Expiry	Rent	Rent Review	Repairs	Break Option
Transvac Systems Limited	13 February 2025	11 June 2035	£85,000 per annum (£6.85 per sq ft)	Upwards only rent review dated 12 June 2030	FRI subject to a schedule of condition (available upon request)	None

Tenant Covenant

Transvac Systems Limited (Company No. 01526398) were incorporated in 1980, and have been trading for over 45 years occupying Monsal House for over 20 years. The company scores 100/100 'very low risk' on Experian Business Express and has a total net worth to 31 December 2023 of £3,505,000.

The business has committed its long-term future to the location signing a new long-term lease on Monsal House and the neighbouring premises earlier this year.

Transvac provide innovative injector designs and manufacturing and support services for the environmental, water treatment and energy industries. Transvac injected technology is a preferred technology by many operators to help meet their net zero carbon commitments.

For further information visit www.transvac.co.uk.



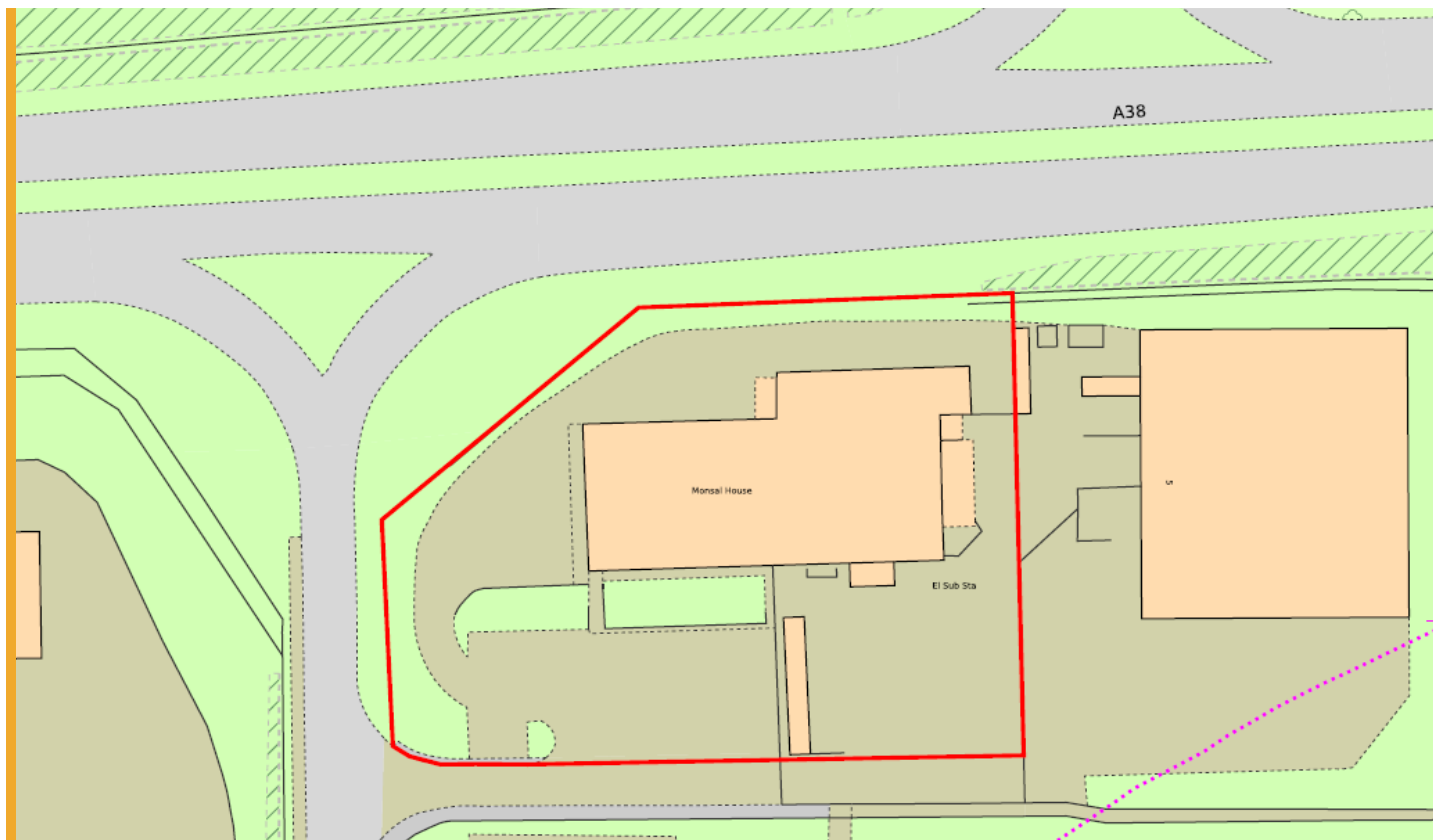
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Indicative site boundary



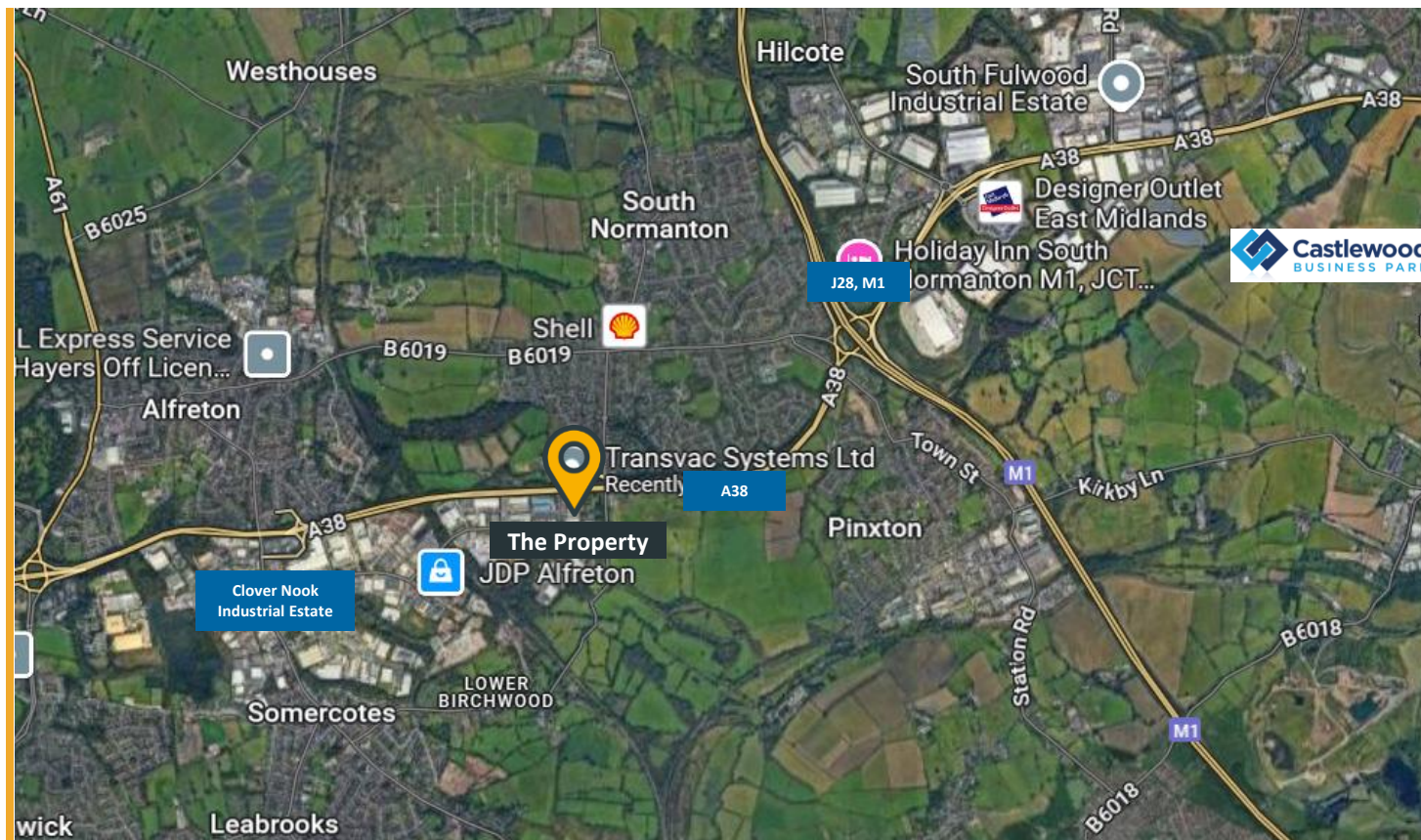
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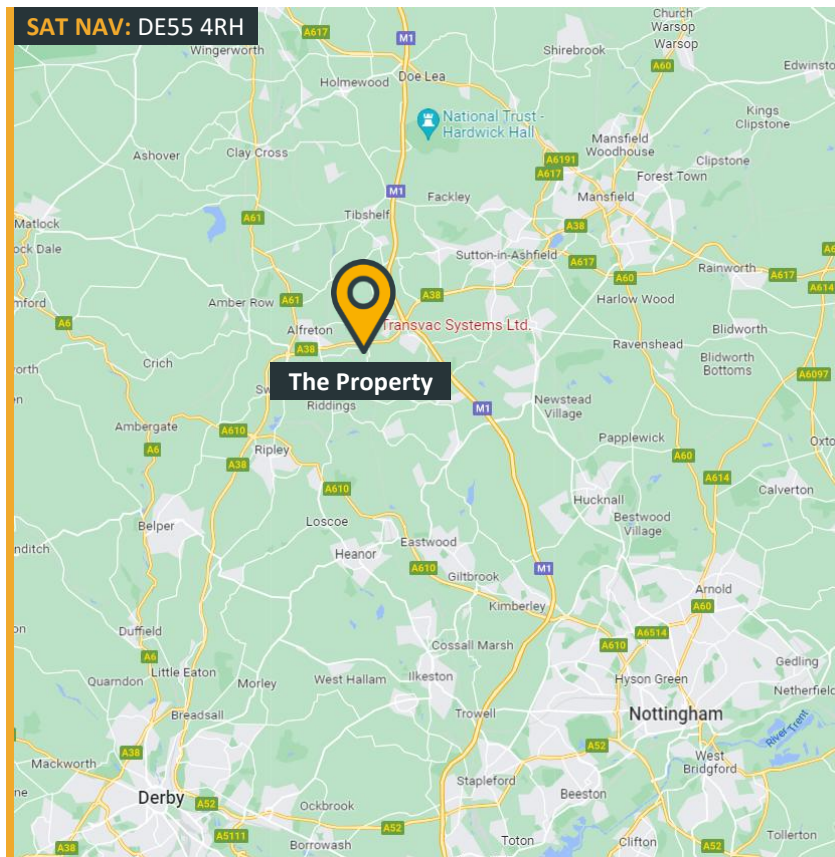
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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.

Price & VAT

The freehold interest in the property is available at a guide price of:

£1,100,000

(One Million One Hundred Thousand Pounds)

This reflects a net initial yield of 7.3% and a low overall capital value of £96 per sq ft on the buildings, without attributing any value overage to the additional land.

The property is VAT elected however it is understood that the sale will be made by way of a TOGC.

EPC

A copy of the EPC is available upon request.

Further Information

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

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28/05/2025