

Freehold industrial/warehouse premises situated on Meadow Lane Industrial Estate

2,795m²
(30,086ft²)

- Detached industrial/warehouse unit with two storey offices
- Securely fenced and gated site
- Rear yard with good parking and loading
- Established industrial location
- Immediately available with vacant possession
- Guide price £1.5 million



FOR SALE



Location



Gallery



Video



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Location



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Location

The property is situated on Meadow Lane Industrial Estate on the east side of Alfreton near the railway station. Meadow Lane Industrial Estate is an established industrial location with easy access to the A38 dual carriageway and the M1 motorway at Junction 28.

The Property

The premises comprise a detached industrial/warehouse unit comprising clear span accommodation across three bays. There are two storey offices to the front with canteen and WC facilities.

Externally, the site is fully fenced and there is a self-contained yard to the rear of the unit. The specification includes:-

Warehouse

- ❖ Three level access roller shutter doors
- ❖ Two dock level loading doors
- ❖ 3 phase power
- ❖ LED warehouse lighting
- ❖ Concrete slab floor

Offices

- ❖ Reception entrance
- ❖ Suspended ceilings with lighting
- ❖ Central heating
- ❖ Canteen
- ❖ Kitchens and W/Cs

Externally

- ❖ Secure fenced site
- ❖ Good parking provision



Accommodation

The property provides the following approximate gross internal floor areas:

	M ²	FT ²
Warehouse	2,502	26,932
Offices	191	2,056
Canteen	102	1,098
Total	2,795	30,086

(These figures are for guidance purposes only and prospective purchasers are advised to make their own enquiries).





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Business Rates

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

Rateable value: £65,000

(The current UBR is 55.5p. Interested parties are advised to make their own enquiries with Amber Valley Council).

Legal Costs

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

Planning

We understand the property has planning consent for:

B2 (General Industrial)

B8 (Storage and Distribution)

Interested parties must rely on their own enquiries of the local planning authority, Amber Borough Council.

Energy Performance Certificate

The property has an Energy Performance Certificate Rating of TBC.

Identity Checks

FHP are obliged by HMRC to ensure that we have sourced and proven the identity of the purchaser. As a consequence, proof of identity and verification may be required to satisfy our legal obligations to HMRC.



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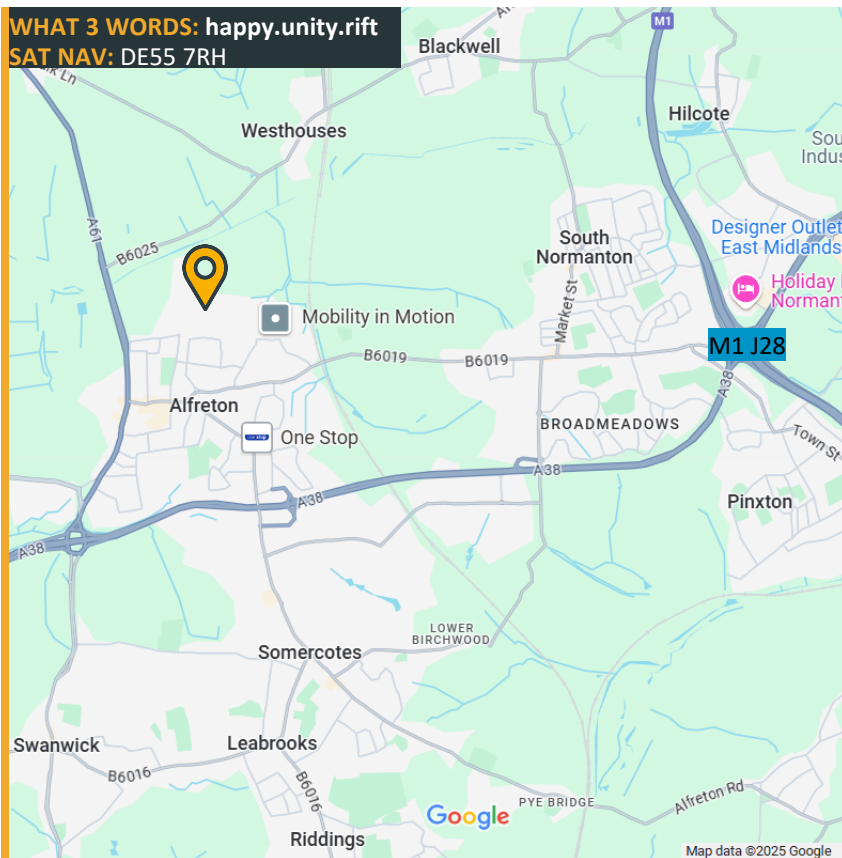


Video



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WHAT 3 WORDS: happy.unity.rift
SAT NAV: DE55 7RH



Price

The freehold is available at a guide price of:-

£1,500,000

(One million, five hundred thousand pounds)

VAT

We confirm all figures quoted are exclusive of VAT, which 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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11/06/2025

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