

Excellent quality industrial/warehouse unit on secure estate available from December 2025

389m²
(4,193ft²)

- High quality warehouse premises
- 6.5 metre minimum eaves
- Popular industrial location
- Clear span warehouse accommodation
- Secure fenced and gated site
- Excellent access to the A38 and Junction 28 of the M1
- Available on new lease terms
- Rent - £35,640 per annum



TO LET



Location



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Location



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Location

Securiparc is situated on Wimsey Way, Alfreton and enjoys excellent access to the A38 dual carriageway and onwards to Junction 28 of the M1 motorway. It sits within a popular industrial location.

The Property

The property comprises an end terraced industrial/warehouse unit of steel portal frame construction with a reception, staff room and W/C facilities. It benefits from the following specification:

- Clear span warehouse accommodation
- Full height roller shutter loading door
- Separate personnel access
- W/C facilities
- Staff welfare facilities
- Reception / offices
- LED lighting
- 6.5 metre minimum eaves height

Service Charge

A service charge is payable for the common areas and facilities on the estate. Please contact the agents for more information





Accommodation

From measurements taken on site we calculate the following Gross Internal Area (GIA):

	m ²	ft ²
Warehouse	389	4,193
Total	389	4,193

(This information is given for guidance purposes only.)

EPC

The properties Energy Performance Certificate rating is 55 (C).

Business Rates

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

Rateable value: £22,000

Planning

The building has planning permission for B2 (General Industrial) and B8 (Storage or Distribution) uses. Interested parties must rely on their own enquiries of the planning authority, Derby City Council.



Location

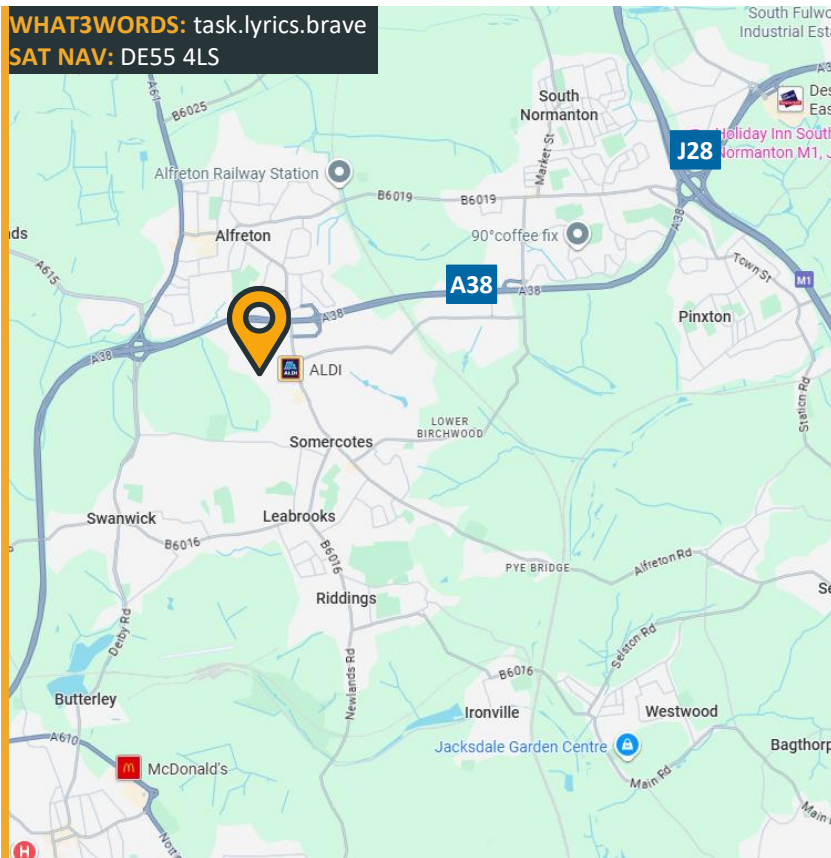


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WHAT3WORDS: task.lyrics.brave
SAT NAV: DE55 4LS



Rent

The property is available on new lease terms from December 2025 at a rent of:

£35,640 per annum

VAT

It is understood that VAT is applicable to the purchase price.

Further Information

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

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