

10 Clover Nook Road | Cotes Park Industrial Estate | Alfreton | Derbyshire | DE55 4RF

High calibre warehouse/production unit on secure site just off A38/J28 M1

6,381m²
(68,689ft²)

- Detached warehouse/industrial unit
- Fitted with heating, lighting and decommissioned sprinklers and cranes
- 8 metre eaves
- Fully fitted two storey offices
- Two bespoke delivery yards
- 79 car parking spaces



TO LET



Location



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Video



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The Property

The property comprises a detached warehouse/industrial unit built of steel portal frame with brick and blockwork elevations and profile metal sheet cladding.

The warehouse is fitted with heating, lighting and a power supply of 500 kVA. Currently there are also decommissioned sprinkler tanks and two decommissioned 5 tonne cranes in situ. Loading is provided from two yard areas via a total of three ground level roller shutter doors.

The internal height to the haunch in the warehouse is 8m.

Two-storey office and ancillary accommodation is at the front of the property with parking for approximately 79 cars.

Accommodation

From measurements taken on site we calculate the following:

Description	M ²	FT ²
Warehouse	5,621.67	60,511
Two storey office & ancillary	759.72	8,178
Gross Internal Area (GIA)	6,381.39	68,689

(This information is given for guidance purposes only.)

EPC

The property has an EPC rating of **B-49**.



Specification

The specification of the property includes:

Warehouse/Production

- Clear span space
- Fitted with lighting and heating throughout
- 3 level access roller shutter doors

Offices

- Meeting rooms and open plan space
- Reception, kitchen and WC facilities
- Raised floor
- Part LED lighting
- Central heating and air conditioning
- Lift access

Business Rates

From enquiries on the Valuation Office Agency website, we understand the following:

Rateable Value: £305,000

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of the local Council.)

Planning

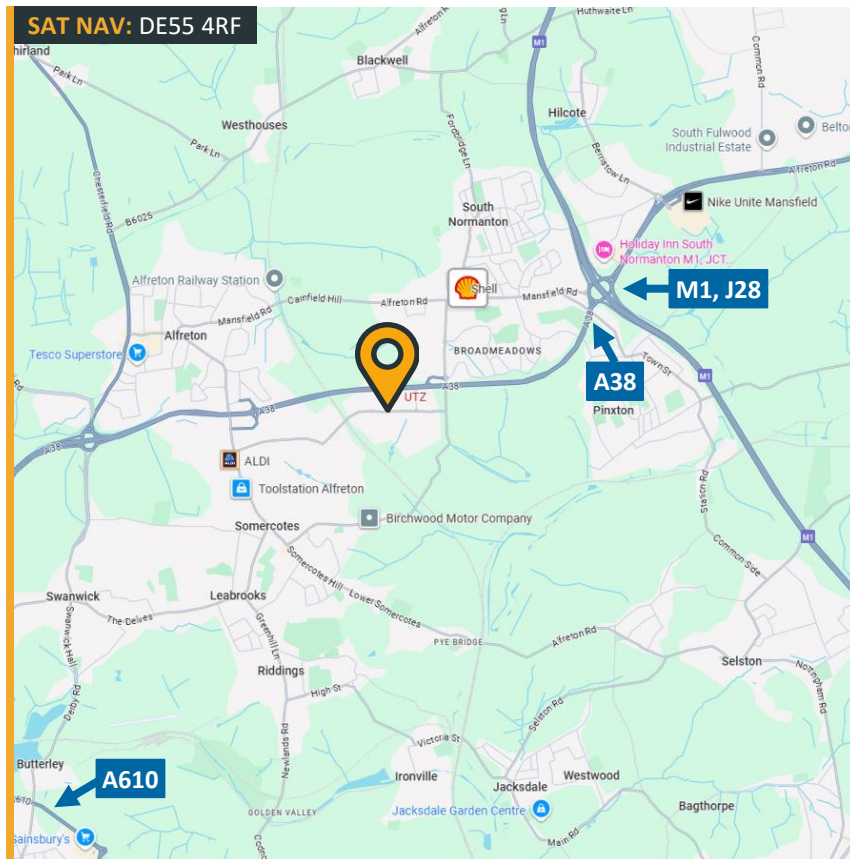
Interested parties are advised to make their own enquiries to the local planning authority.

VAT

VAT will be payable upon the rent due.







Tenure

The property is available by means of an assignment of the existing lease expiring 20th August 2034 with a Break Date and Rent Review on 20th August 2029. An underlease or New Lease are available on terms to be agreed.

Rent

The passing rent is:

£515,000 per annum exclusive

Further Information

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

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Or our joint agents **Harris Lamb** on **0115 947 6236**.

