

iBOX

# ECCLESBOURNE PARK INDUSTRIAL ESTATE

**TO LET**  
**INDUSTRIAL / WAREHOUSE UNITS**  
**4,324 - 12,978 SQ FT (402 - 1,205 SQ M)**

Cotes Park Lane, Alfreton • DE55 4RF

TO BE REFURBISHED



# LOCATION

Ecclesbourne Park is located on the Cotes Park Industrial Estate, a well established industrial distribution location which is accessed directly off the A38 providing dual carriageway access to J28 of the M1. Mansfield is approximately 9 miles away and both Derby and Nottingham are 16 miles away.



INDICATIVE IMAGE

# SPECIFICATION

-  Clear span warehouse accommodation
-  Large circulation areas and generous parking
-  Full height roller shutter door

-  LED lighting
-  Fitted WC block and kitchenette
-  Gated self contained yard

OPTION 2



OPTION 1



## DESCRIPTION

Terraced light industrial units of steel portal frame construction underneath a pitched roof, with part brick and block-work to elevations and insulated profile cladding above.

The units benefit from level access loading door, warehouse lighting and fitted WC block and kitchenette. Externally the unit has allocated parking. There is the ability to create self contained yard for Units 14-16 or 15-16.

## ACCOMMODATION

OPTION 1	SQ FT	SQ M
Unit 14	4,324	401.7
Unit 15 & 16	8,654	804.0

OPTION 2	SQ FT	SQ M
Unit 14,15 & 16	12,978	1,205.7

# TO LET

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4,324 - 12,978 SQ FT  
(402 - 1,205 SQ M)



### TERMS

Available on request.

### BUSINESS RATES

Available on request.

### RENT

Available on request.

### SERVICE CHARGE

Available on request.

### EPC

Available on request.

[iboxproperty.com](http://iboxproperty.com)



### VIEWINGS

For further information or to arrange a viewing, please contact:



0115 896 6611

[www.cppartners.co.uk](http://www.cppartners.co.uk)

Brodie Faint  
07516 770 513  
[brodie@cpp.uk](mailto:brodie@cpp.uk)

Jemmima Guy-Clark  
07986 132 559  
[jemmima@cpp.uk](mailto:jemmima@cpp.uk)



01332 343 222

Corbin Archer  
07929 716 330  
[corbin.archer@fhp.co.uk](mailto:corbin.archer@fhp.co.uk)

Harry Gamble  
07398 443 828  
[harry.gamble@fhp.co.uk](mailto:harry.gamble@fhp.co.uk)

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