

## Excellent warehouse/storage unit on secure estate and close to J28 of the M1 motorway

57.40 m<sup>2</sup>  
(618 ft<sup>2</sup>)

- Good quality warehouse accommodation
- Secure and managed industrial estate
- Manual roller shutter door/3 phase electric power
- Easy access to A38/Junction 28 M1
- Available to let on new lease terms
- Rent £8,034 per annum



**TO LET**



Location



Gallery



Contact

## Location

Amber Business Centre is a popular and well-established distribution and manufacturing estate located in Riddings, Alfreton. The estate is easily accessible to the A38 and A610 dual carriageways and thereby Junctions 26, 27 and 28 of the M1.

## The Property

The property comprises a mid-terraced industrial/warehouse unit with a roller shutter loading door, 3 phase power and office/WC facilities. There is currently a mezzanine in situ which the tenant will have the benefit of.

Externally there is generous parking and a loading area to the front. The property sits within a fenced and gated block which has 24 -hour access.

## Accommodation

The property provides the following approximate gross internal floor area:

GIA	M <sup>2</sup>	FT <sup>2</sup>
Block 13.4	57.40	618





## Business Rates

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

**£4,500**

The current UBR is 49.9p, however, all interested parties are advised to make their specific enquiries with the local billing authority.

Small business rates relief may be available, subject to confirmation from the local billing authority.

## Service Charge

The current service charge payable is £1,197.94 per annum. This includes maintenance, repairs to the roof and site security.

## Legal Costs

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

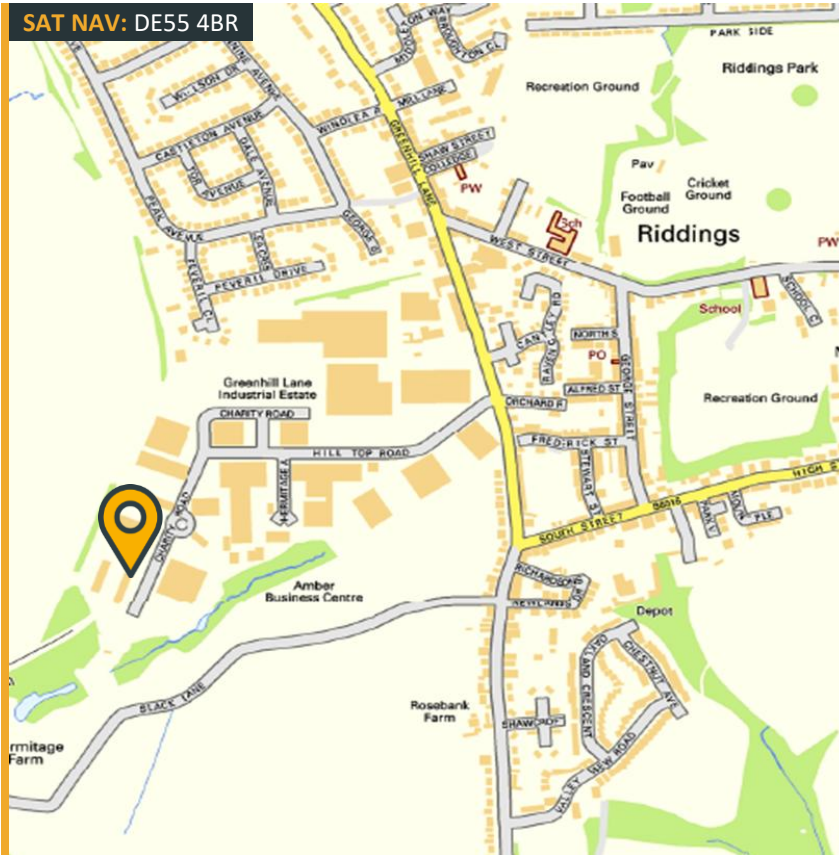
## Energy Performance Certificate

The premises has an EPC rating of C 70.

## Planning

The building is intended for B2 (General Industrial) use. Interested parties should make their own enquiries with Amber Valley Borough Council.

**SAT NAV: DE55 4BR**



## Rent

The property is available to let on new lease terms for a term of 3-5 years at a rent of:-

**£8,034 per annum**

## VAT

We confirm all figures quoted are exclusive of VAT, which is payable 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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