

Part Former Pilkington Premises | Cotes Park Lane | Alfreton | DE55 4PL

Economical high bay industrial/warehouse accommodation with secure yard close to J28 of the M1 motorway

3,276m²
(35,260ft²)

- High bay warehouse accommodation
- Securely fenced and gated shared site
- LED warehouse lighting
- 4 level access loading doors
- Minimum 9m eaves rising to 11m
- Easy access to A38/Junction 28 M1
- Rent £194,000 per annum



TO LET



Location



Gallery



Video



Contact





Location



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Video



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Location

The property is situated on Cotes Park Lane, an established commercial and distribution location off the A38 dual carriageway approximately 2 miles from Junction 28 of the M1 motorway.

The Property

The property comprises high bay industrial/warehouse accommodation providing clear span space with offices, kitchen, W/C's and a securely fenced yard to the front. The premises benefit from the following specification:

- ❖ 4 level access roller shutter loading doors
- ❖ 3 phase power
- ❖ LED warehouse lighting
- ❖ Roof lights
- ❖ Gated entrance and fenced yard
- ❖ Minimum 9 metre eaves rising to 11 metres
- ❖ Offices with suspended ceilings and lighting

Accommodation

The property provides the following approximate gross internal floor area:

Unit	M ²	FT ²
Warehouse	2,987	32,158
Ground floor ancillary	144	1,551
First floor offices	144	1,551
Total	3,276	35,260

[These figures are guidance purposes only and Prospective Tenants are advised to their own enquiries].





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Business Rates

The unit is to be re-assessed for business rates. A guide is available from the agent upon request.

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 property has an Energy Performance Certificate rating of:

To be confirmed

Planning

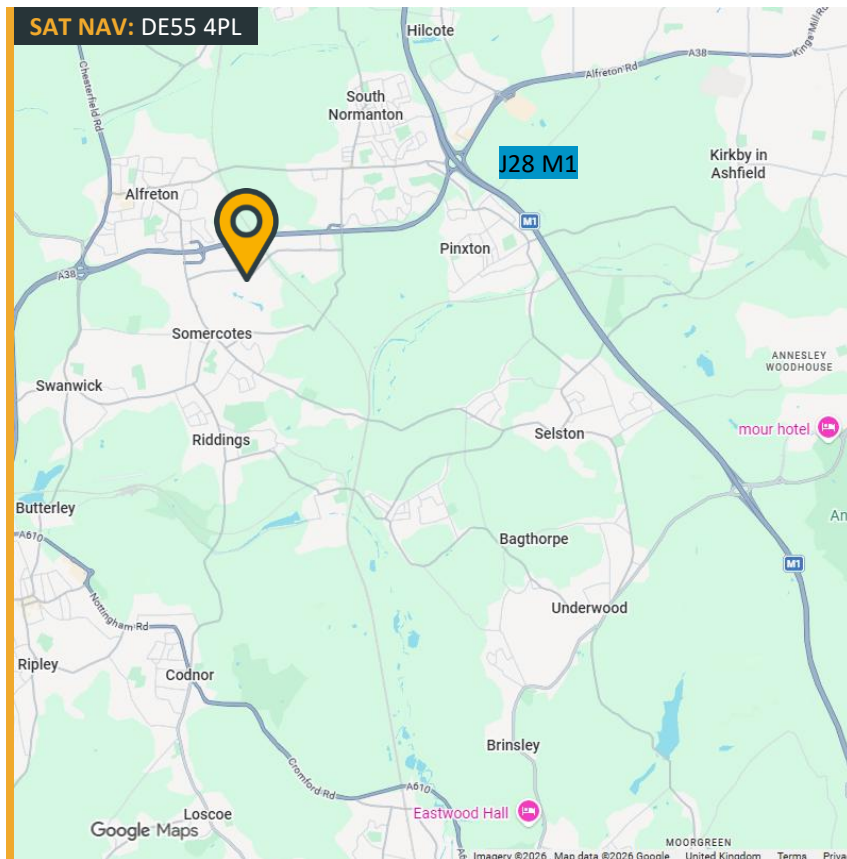
The building is intended for:

B2 (General Industrial)

B8 (Storage or Distribution)

Interested parties should make their own enquiries with Amber Valley Borough Council.





Rent

The property is available to let on new lease terms for a term to be agreed at a rent of:-

£194,000 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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09/04/2026

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