

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

3,276m<sup>2</sup>  
(35,260ft<sup>2</sup>)

- 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



Contact



## 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:

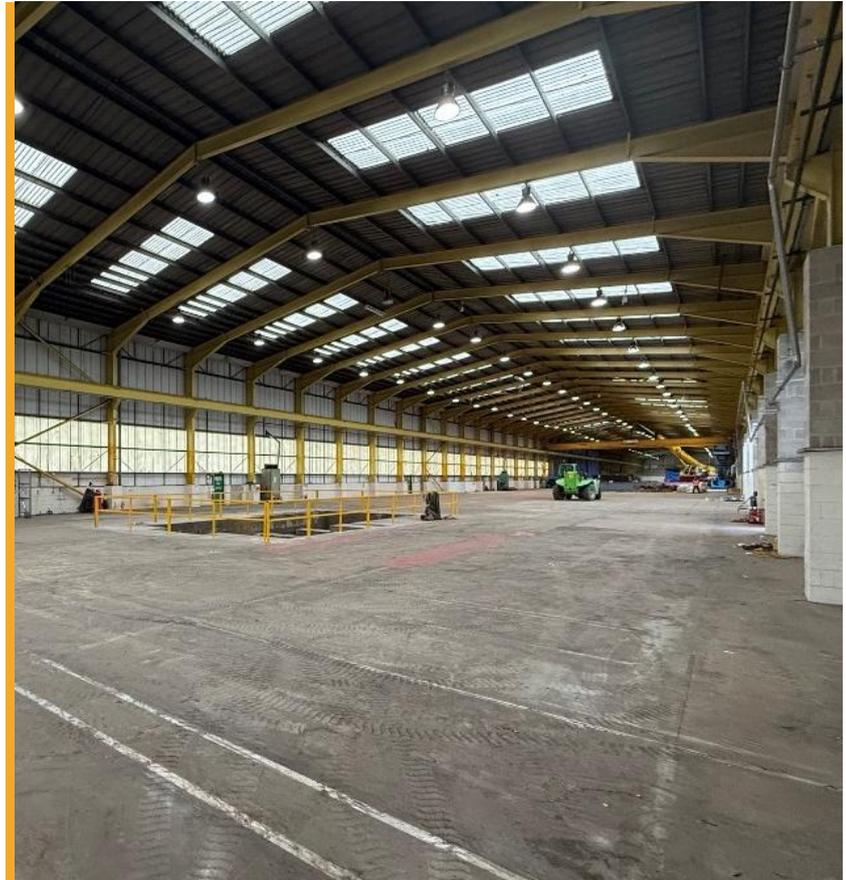
- ❖ 4 level access roller shutter loading doors
- ❖ 3 phase power
- ❖ LED warehouse lighting
- ❖ Roof lights
- ❖ Gated entrance and fenced yard
- ❖ Minimum 9 metre eaves rising to 11 metres
- ❖ Offices with suspended ceilings and lighting

## Accommodation

The property provides the following approximate gross internal floor area:

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

[These figures are for 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.





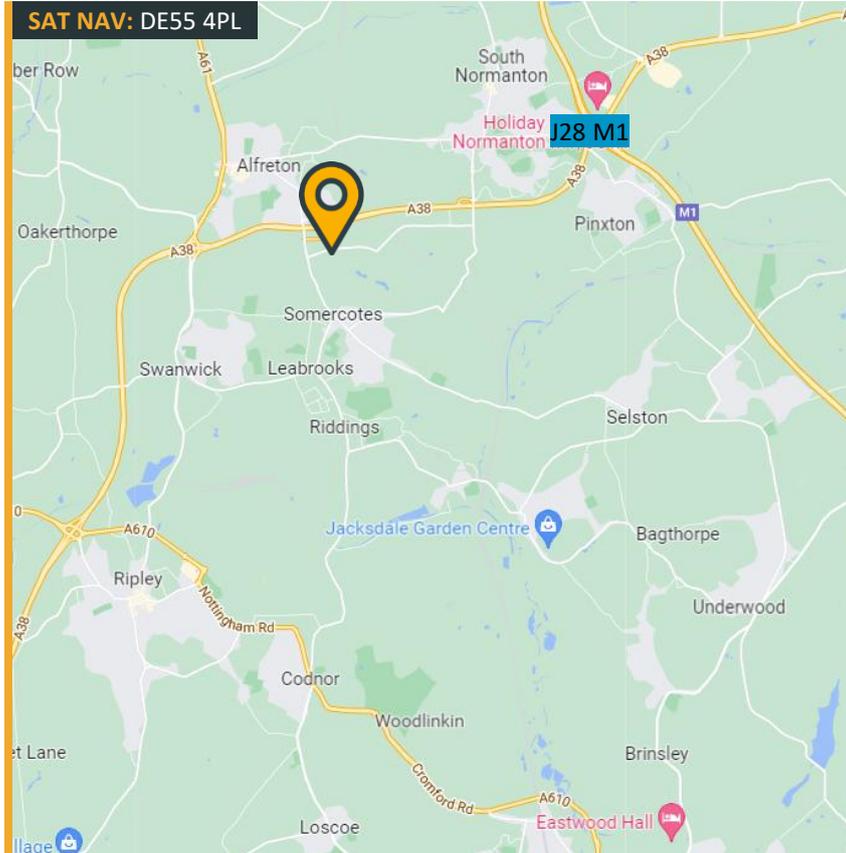
Location



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## 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:-

### Darran Severn

07917 460 031

[darran@fhp.co.uk](mailto:darran@fhp.co.uk)

### Tim Gilbertson

07887 787 893

[tim@fhp.co.uk](mailto:tim@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**

North Point, Cardinal Square,  
10 Nottingham Road, Derby,  
DE1 3QT

[fhp.co.uk](http://fhp.co.uk)

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