

3 Keys Road | Nix's Hill Industrial Estate | Somercotes | Alfreton | DE55 7FQ

Detached warehouse / potential production unit on a securely fenced and gated site with rear loading yard and front elevation parking, just off A38/M1 J28

2,177m²
(23,437ft²)

- Good quality warehouse / potential production space
- Two storey offices, meeting room, WCs/ancillary
- Clear span storage/production space
- Two full height roller shutter doors
- Secure rear yard
- Secure front elevation car park



TO LET



Location



Gallery



Video



Contact



Location

Accessed from Nottingham Road, the building sits within a few hundred yards of the A38 and is therefore within moments access of Junction 28 of the M1 to the east, whilst providing quick access to Derby via the A38 to the south west.

Description

The building comprises good quality warehouse or potential production space set on a securely palisade fenced and gated site.

The building provides two points of access, each gated, the first leading to a large car park to the front of the premises and the second access direct to the dedicated rear loading yard. The specification includes:

Warehouse

- 7.5m eaves
- Clear span space
- 2 full height roller shutter doors
- Lighting

Offices

- Ground and first floor office space
- WCs, meeting room and kitchen
- Heating and lighting throughout

Externally

- Large car park to the front elevation
- Fenced and gated rear yard
- Entire perimeter fenced with two gated accesses





Floor Areas

From measurements undertaken on site, the property provides the following approximate Gross Internal Area (GIA):

Floor	m ²	Ft ²
Ground floor office/ancillary	159.36	1,715
First floor office/ancillary	159.36	1,715
Warehouse	1,858.7	20,007
Gross Internal Area	2,177.42	23,437

(This information is given for guidance purposes only.)

EPC

The Energy Performance Certificate rating is **B-46** which is valid until April 2032.

VAT

VAT will be payable upon rent due.



