

Former AP Metalising | Dunsford Road | Alfreton | DE55 7RH

Freehold industrial/warehouse premises situated on Meadow Lane Industrial Estate

692m²
(7,449ft²)

- Detached industrial/warehouse unit with two storey offices
- Securely fenced and gated site
- Front yard with good parking and loading
- Established industrial location
- Main warehouse mezzanine to be removed
- Immediately available with vacant possession
- Price £650,000



FOR SALE



Location



Gallery



Video



Contact



Location

The property is situated on Meadow Lane Industrial Estate on the east side of Alfreton near the railway station. Meadow Lane Industrial Estate is an established industrial location with easy access to the A38 dual carriageway and the M1 motorway at Junction 28.

The Property

The property comprises a detached industrial/warehouse unit with clear span accommodation. There are two storey offices to the front with canteen and W/C facilities.

Externally, the site is fully fenced and there is a self-contained yard to the front of the unit. The specification includes:-

Warehouse

- ❖ Two level access roller shutter doors
- ❖ 3 phase power
- ❖ LED warehouse lighting
- ❖ Concrete slab floor
- ❖ Part mezzanine
- ❖ 500 KVA power output

Offices

- ❖ Reception entrance
- ❖ LED spot lighting
- ❖ Central heating
- ❖ Canteen
- ❖ Kitchens and W/Cs

Externally

- ❖ Secure fenced site circa 0.44 acres
- ❖ Good parking provisions



Accommodation

The property provides the following approximate gross internal floor areas:

	M ²	FT ²
Warehouse	576	6,200
Ground floor amenities	73	786
First floor offices	43	463
Total	692	7,449

(These figures are for guidance purposes only and prospective purchasers are advised to make their own enquiries).





Business Rates

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

Rateable value: £26,250

(The current UBR is 43.2p. Interested parties are advised to make their own enquiries with Amber Valley Borough Council).

Legal Costs

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

Planning

We understand the property has planning consent for:

B2 (General Industrial)
B8 (Storage and Distribution)

Interested parties must rely on their own enquiries of the local planning authority, Amber Valley Borough Council.

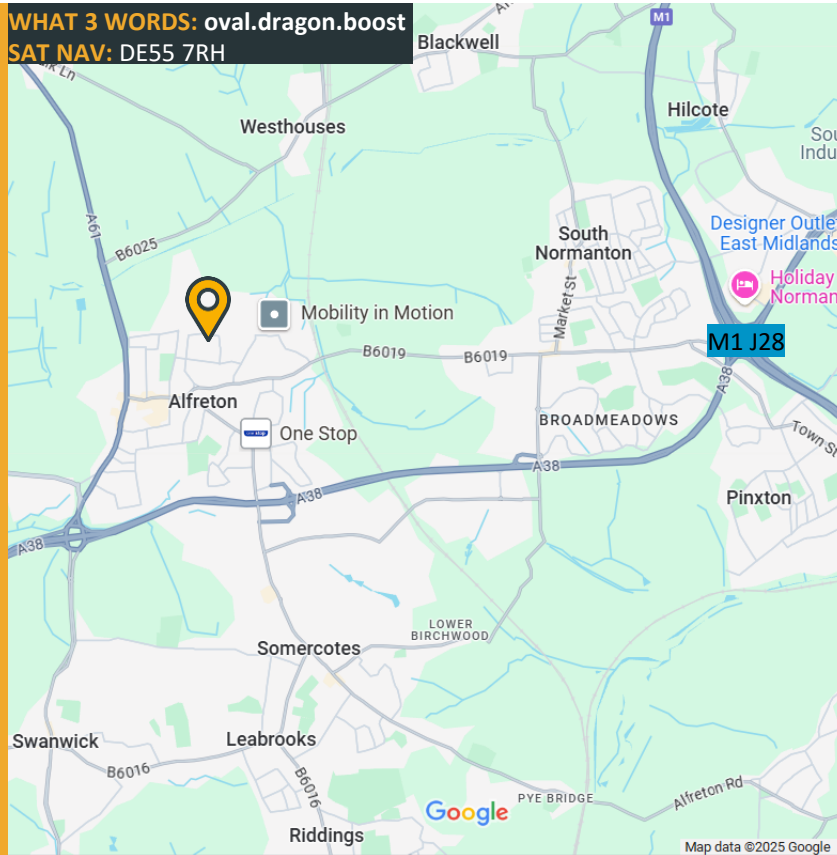
Energy Performance Certificate

The property has an Energy Performance Certificate Rating of D(80).

Identity Checks

FHP are obliged by HMRC to ensure that we have sourced and proven the identity of the purchaser. As a consequence, proof of identity and verification may be required to satisfy our legal obligations to HMRC.

WHAT 3 WORDS: oval.dragon.boost
SAT NAV: DE55 7RH



Price

The freehold is available at a guide price of:-

£650,000
(Six Hundred and Fifty thousand pounds)

VAT

We confirm all figures quoted are exclusive of VAT, which is applicable at the prevailing rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Harry Gamble
07398 443 828
harry.gamble@fhp.co.uk

Darran Severn
07917 460 031
Darran@fhp.co.uk



Fisher Hargreaves Proctor Ltd.
North Point, Cardinal Square,
10 Nottingham Road, Derby,
DE1 3QT
fhp.co.uk

13/05/2026

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