

Unit C3 | Salcombe Road Industrial Estate | Alfreton | Derbyshire | DE55 7RG

Warehouse/storage unit with great access to Junction 28 of the M1 motorway

161.8m²
(1,742ft²)

- Clear span warehouse accommodation with offices
- 6 dedicated car parking spaces
- Roller shutter door
- 3-phase electric power
- First floor office/storage
- Easy access to A38/Junction 28 M1
- Available to let on new lease terms
- Rent £19,000 per annum
- Available October 2026
- STRICTLY NO MOTOR TRADE OR USE CLASS E



To be refurbished

TO LET



Location



Gallery



Contact



Location

Forming part of Meadow Lane Industrial Estate in Alfreton, Salcombe Road Industrial Estate is well located for access to Junction 28 of the M1 motorway (2 miles) via the A38 and therefore having excellent access to the regional centres of Derby, Nottingham and Mansfield.

The Property

The property comprises a mid-terraced industrial/ warehouse unit with a roller shutter loading door, 3 phase power, offices and W/C facilities. The unit also benefits from a minimum eaves height of 3.41 metres rising to 5.17 metres.

The property is to undergo a refurbishment with the following works scheduled: new roller shutter and pedestrian doors, external cladding resprayed, LED warehouse lighting, floors and walls painted.

Externally there is 6 dedicated car parking spaces and a loading area to the front. The property has 24-hour access.

Accommodation

The property provides the following approximate gross internal floor area:

GIA	M ²	FT ²
Ground floor	138	1,487
First floor office	23.8	255
Total	161.8	1,742



Business Rates

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

£10,500

The current UBR is 43.2p, however, all interested parties are advised to make their specific enquiries with the local billing authority. Small business rate relief may be available, subject to confirmation from the local billing authority.

Service Charge

Please contact the agent for further information. This will include maintenance and the general upkeep of the estate.

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 D(85). Please note, once the refurbishment has been completed the property will be re-assessed.

Deposit

There will be a minimum of 3 months rental deposit required.

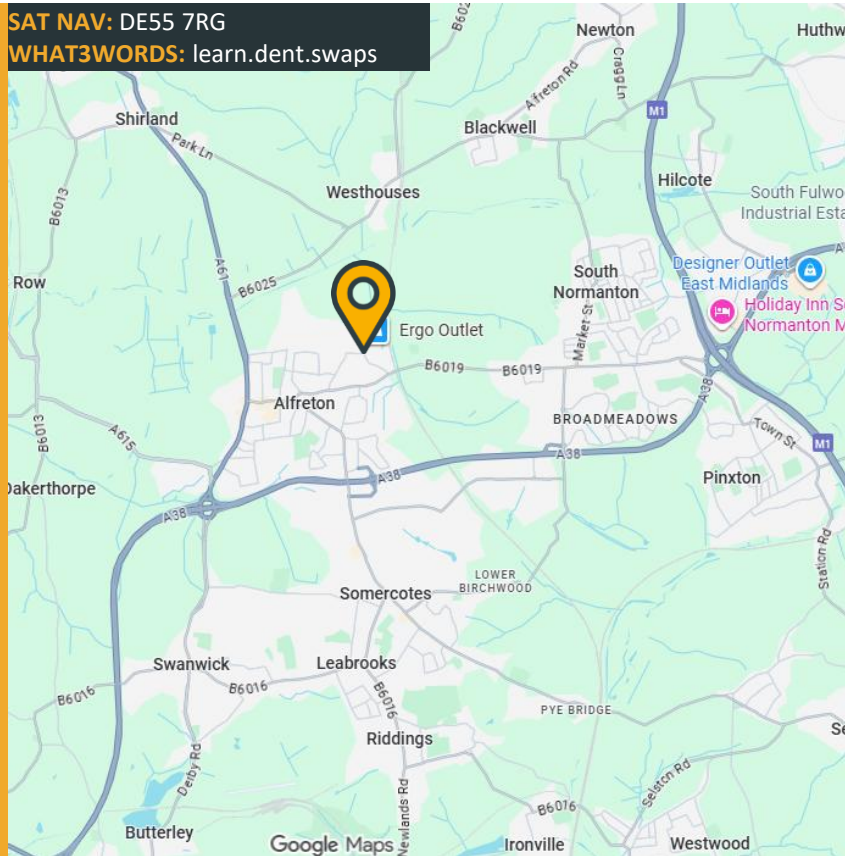
Planning

The building is intended for B2 (General Industrial) and B8 (Storage or Distribution) uses. Interested parties should make their own enquiries with Amber Valley Borough Council.



SAT NAV: DE55 7RG

WHAT3WORDS: learn.dent.swaps



Rent

The property is available to let on a new full repairing and insuring lease for a term of 5 years at a rent of:-

£19,000 per annum

The lease will be outside the sections 24-28 of the Landlord and Tenant Act 1954.

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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