

Unit D5 | Salcombe Road Industrial Estate | Alfreton | Derbyshire | DE55 7RG

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

290m<sup>2</sup>  
(3,118ft<sup>2</sup>)

- Clear span warehouse accommodation
- 6 dedicated car parking spaces
- Roller shutter door
- 3-phase electric power
- Easy access to A38/Junction 28 M1
- Available to let on new lease terms
- Rent £23,250 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 an end-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, re-paint throughout, new office carpeting and installation of a kitchenette.

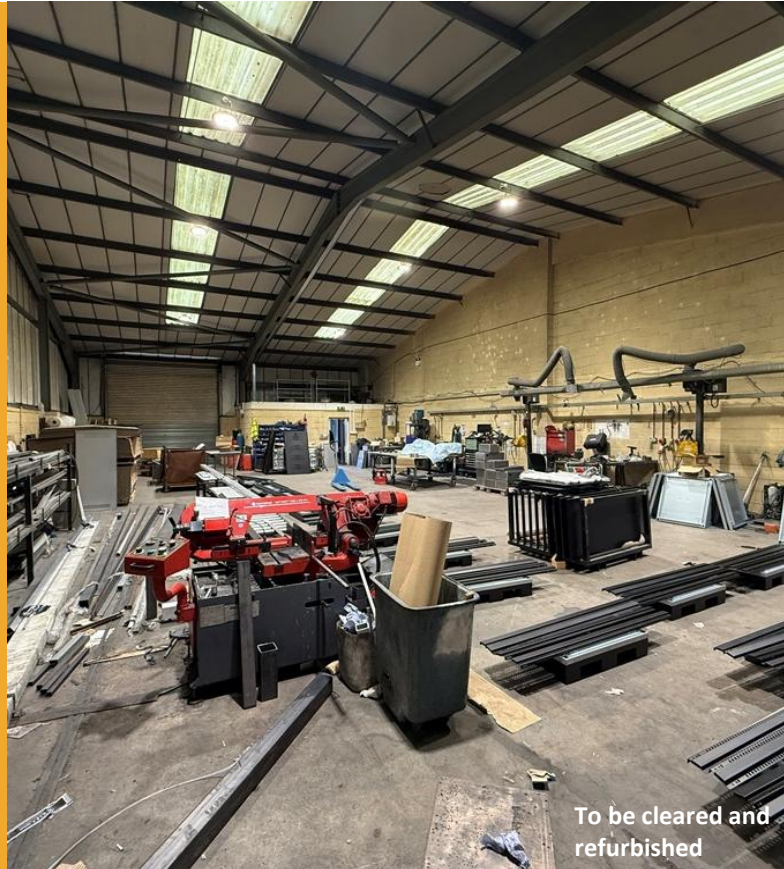
Externally there is 6 dedicated car parking spaces and a loading area to the front. The property has 24-hour access.

## Accommodation

The property provides the following approximate gross internal floor area:

Unit D5	M <sup>2</sup>	FT <sup>2</sup>
Total	290	3,118





## Business Rates

The property's rateable value is to be reassessed as it is currently combined across two units. A guide can be requested via the agents.

## 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 C(75).

## Deposit

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

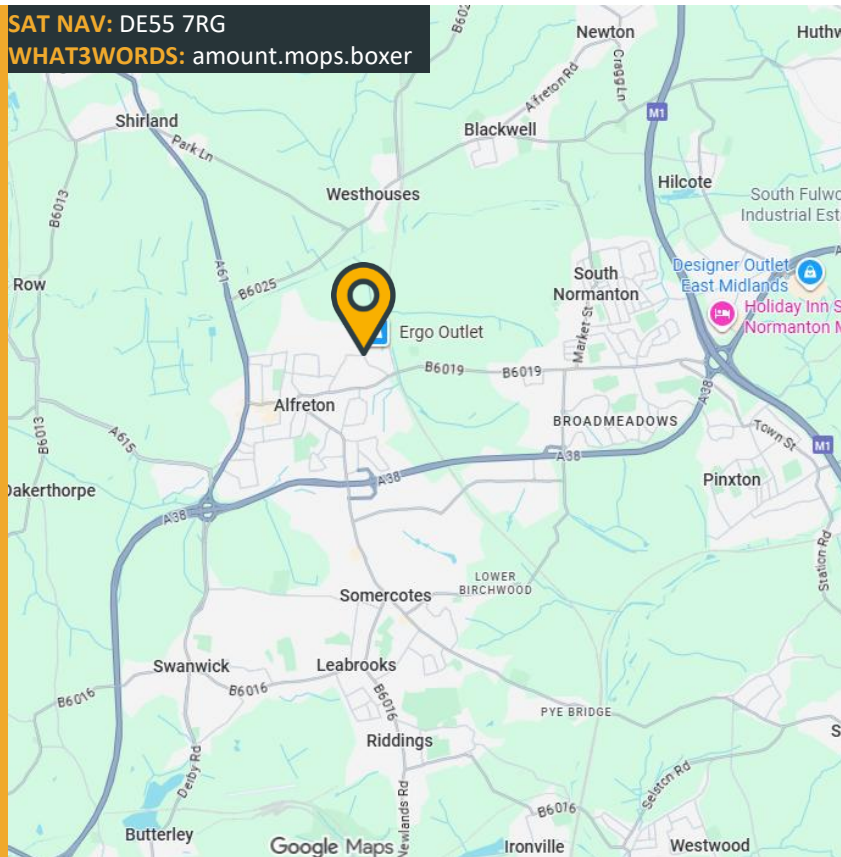
## Planning

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:** amount.mops.boxer



## 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:-

**£23,250 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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