

## Warehouse/storage unit on secure industrial estate and close to Junction 28 of the M1 motorway

111m<sup>2</sup>  
(1,195ft<sup>2</sup>)

- Clear span warehouse accommodation
- Secure and managed site
- Concertina shutter door
- 3 phase electric power
- Easy access to A38/Junction 28 M1
- Rent £13,145 per annum
- Available January 2027



**TO LET**



Location



Gallery



Contact

## Location

Amber Business Centre is a popular and well-established distribution and manufacturing estate located in Riddings, Alfreton. The estate is easily accessible to the A38 and A610 dual carriageways and thereby Junctions 26 and 28 of the M1.

## The Property

The property comprises a mid terraced industrial/warehouse unit with a roller shutter loading door, 3 phase power, 4.4m maximum eaves height and office/WC facilities.

Externally there is parking and a loading area to the front. The property sits within a fenced and gated block which has 24-hour access.

## Accommodation

The current availability within Amber Business Centre sub-2,000ft<sup>2</sup> is as follows:

Unit	Size ft <sup>2</sup>	Rent per annum
15.1	1,270	£13,970
15.2	1,195	£13,145
15.7	1,270	£13,970
15.8	1,195	£13,145
15.9	1,206	£13,266
15.10	1,216	£13,376



Indicative image



## Business Rates

We note from the VOA website that the property currently has an entry as follows:

**Units 2, 7 and 8 Block 15, Amber Business Centre, Greenhill Lane, Riddings, Alfreton, Derbyshire, DE55 4BR**

Rateable Value: £16,750

Description: Workshop and premises

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. Once the tenant has vacated, the business rates will be split.

## Service Charge

There is a service charge payable on this estate. This includes maintenance, repairs to the roof and site security. This years premium is available through the agent.

## 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 D87.

## Planning

The building is intended for B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution) uses. Interested parties should make their own enquiries with Amber Valley Borough Council.

**SAT NAV: DE55 4BR**



## Rent

The property is available to let on new lease terms for a term of 3 - 5 years at a rent of:-

**£13,145 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:-

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