

BIRCHWOOD

Business Park

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GALLERY

COTES PARK INDUSTRIAL ESTATE • BIRCHWOOD WAY • SOMERCOTES • DE55 4QQ • A38/J28 M1

Five Brand New Industrial/Warehouse Units

From 9,127 to 95,486 sq ft
(848 to 8,871 sq m)

 WHAT3WORDS
///SPICE.INTRO.LIME

FOR SALE
/TO LET
COMING
SOON

INDICATIVE CGI

BIRCHWOOD Business Park

Birchwood Business Park is located close to the A38 at Junction 28 of the M1 motorway, accessed from the established Cotes Park Industrial Estate from Birchwood Way.

Birchwood Business Park sits adjoining the A38 and therefore within minutes of Junction 28 of the M1 with fast dual carriageway access to Derby to the south west.

The estate provides a home for manufacturing and logistics companies of all sizes, all benefiting from excellent connectivity to the road network.

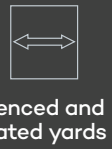


Suggested Accommodation Options

	sq m	sq ft	Eaves Height	Car Parking
Unit A	848	9,127	8.5m	16
Unit B	2,169	23,344	10m	27
Unit C	3,915	42,139	10m	59
Unit D	3,072	33,064	10m	40
Unit E	8,871	95,486	12m	76
Total	18,875	203,160		

Design and Build Typical Specification

The units will benefit from the following:



*DEPENDENT ON SIZE OF BUILDING



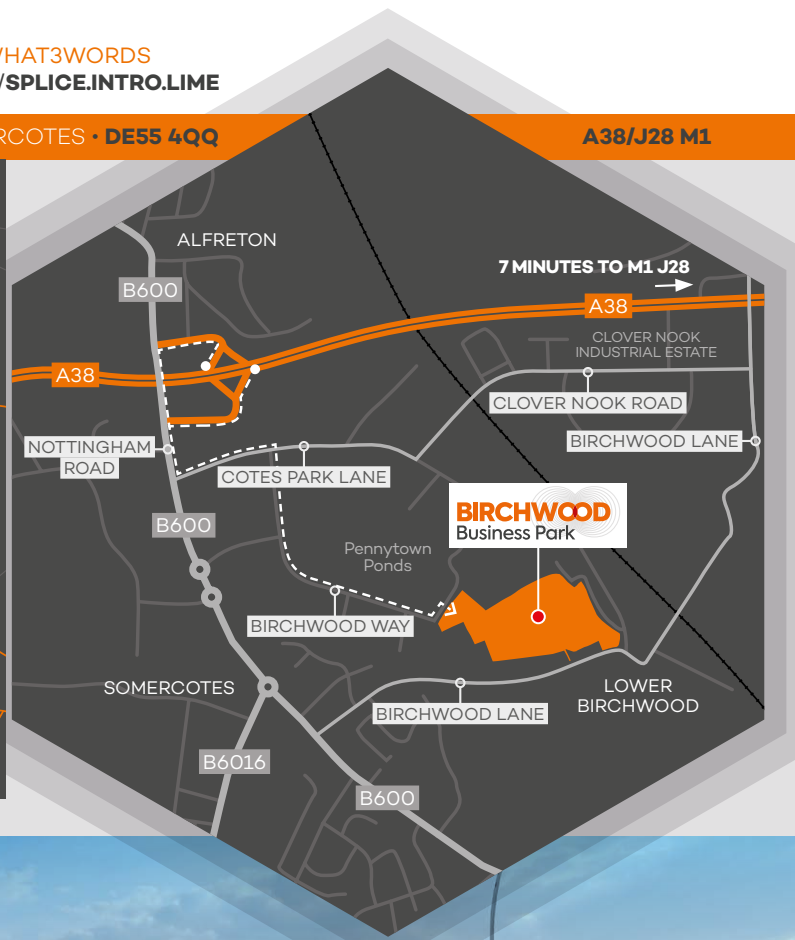
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A38/J28 M1



Planning

The units have consent for manufacturing or distribution use.

EPC

The buildings will have target EPC rating of 'A' with a BREEAM 'Very Good'.

For Sale/To Let

The units are available to buy or rent with guide figures available from the agents.

Service Charge

A nominal service charge will be payable by the occupier to cover contribution towards upkeep and maintenance of estate roads and common parts of the estate.

VAT

VAT will be payable upon purchase price/rent due and service charge.



Further Information

Please contact the sole joint agents:



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