



HIGH QUALITY INDUSTRIAL/WAREHOUSE UNIT TO LET CLOSE TO J28 OF THE M1 MOTORWAY

3 Keys Road, Nix's Hill Industrial Estate, Somercotes, Alfreton, DE55 7FH sits in a prominent location just off the A38. The property is accessed from Nottingham Road and is therefore very well connected to Junction 28 of the M1 to the east whilst providing quick access to Derby via the A38 to the south-west.

The building comprises 23,437ft² of high-quality warehouse/production space set on a securely palisaded fenced and gated site. The building has two access points, each gated, with the first leading to a large car park to the front and the second providing direct access to the dedicated rear loading yard. There is also two-storey open plan office space with W/C's, a meeting room and a kitchenette.

The property is available by way of a new lease at £180,000 per annum for a flexible term, with short or long term occupation considered.

Harry Gamble of FHP Property Consultants commented:

"3 Keys Road provides a great space for a business to move into who are looking in and around Junction 28. Somercotes is an established commercial location with excellent connectivity, and we can see a strong appeal for the site."

"There is a real lack of good quality industrial/warehouse units in this location, and it makes us excited to be able to speak to multiple businesses looking for their next expansion."

"Whilst the summer was noticeably quieter with email and telephone traffic slowing down, we have recently seen a positive turn with businesses starting to be more proactive. We have seen other units of this size be placed under offer recently and we suspect the same outcome with Keys Road soon. Since school holidays have ended, more enquiries are coming through, and the telephone is ringing more. We are hopeful this trend remains consistent or even improves as we lead up to Christmas".

If you require further details, please do not hesitate to contact me on 07398 443 828 / harry.gamble@fhp.co.uk or Tim Gilbertson on 07887 787 893 / tim@fhp.co.uk.

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Harry Gamble
September 2026

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