



ECCLESBOURNE PARK INDUSTRIAL ESTATE

TO LET
INDUSTRIAL / WAREHOUSE UNIT
WITH SECURE SIDE YARD
4,507 SQ FT (419 SQ M)

Cotes Park Lane, Alfreton • DE55 4RF

UNIT 10



**TO BE REFURBISHED
AVAILABLE Q1 2027**

INDICATIVE IMAGE

LOCATION

ECCLESBOURNE PARK IE

Ecclesbourne Park is situated within Cotes Park Industrial Estate, a well-established industrial and distribution location. The estate benefits from direct access to the A38 dual carriageway, providing excellent connectivity to Junction 28 of the M1 motorway. Mansfield lies approximately 9 miles from the estate, while the cities of Derby and Nottingham are both situated around 16 miles away.

[View on
Google
Maps](#)



SPECIFICATION



Secure Side Yard (c.4,000 sq ft)



LED Lighting



Generous Parking



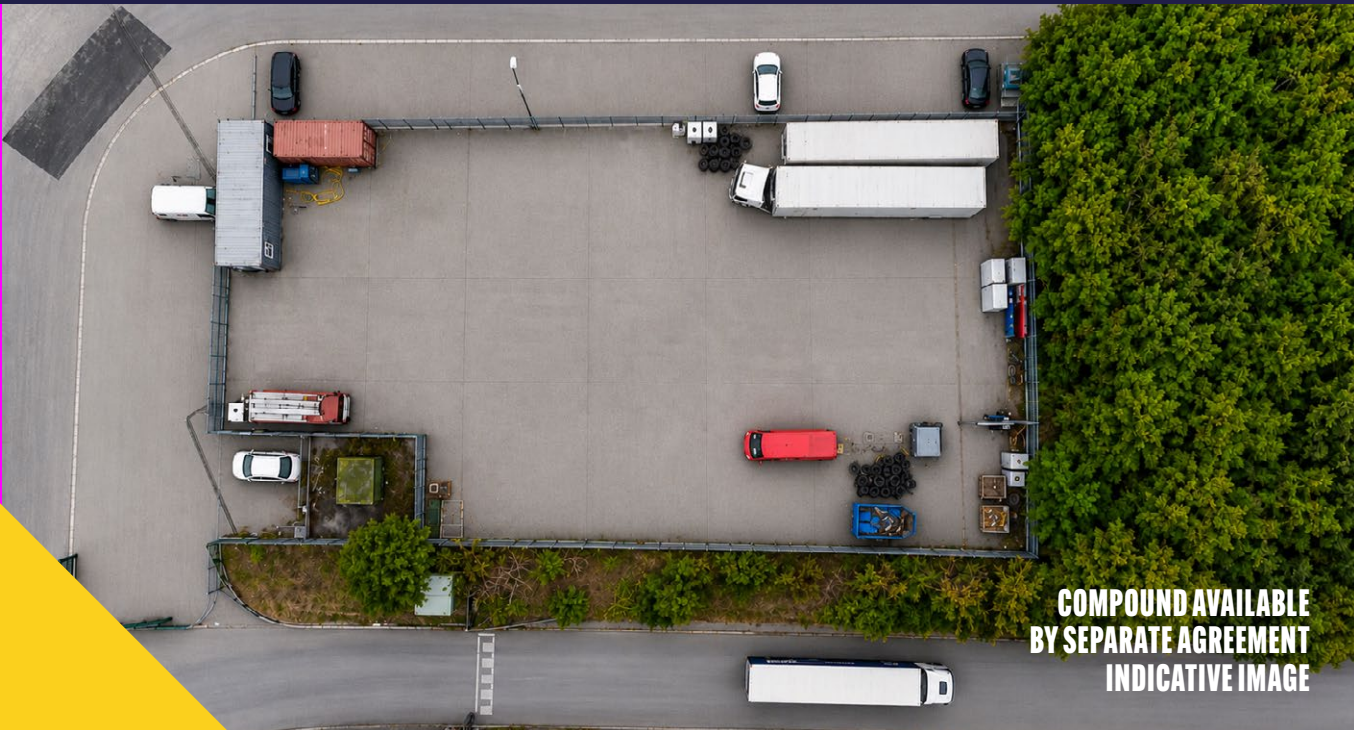
5.02m Eaves Height



Full Height Roller Shutter Door



WC Block and Kitchenette



COMPOUND AVAILABLE
BY SEPARATE AGREEMENT
INDICATIVE IMAGE



INDICATIVE IMAGE

DESCRIPTION

End-terrace industrial unit of steel portal frame construction beneath a pitched roof, incorporating part brick and blockwork elevations with insulated profile cladding.

The unit benefits from a level access loading door, warehouse lighting, and fitted WC and kitchenette facilities. Externally, the property provides allocated parking and an additional parcel of land available by separate agreement (measuring approximately 0.38 acres).

ACCOMMODATION

UNIT	SQ FT	SQ M	ACRES
10	4,506	419	-
Compound	c.16,586	c. 170	0.38

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BUSINESS RATES

Available on request.

SERVICE CHARGE

Available on request.

EPC

EPC rating 'B'.

VIEWINGS

For further
information or to
arrange a viewing,
please contact:



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