

Unit A Salcombe Court | Alfreton | Derbyshire | DE55 7EG

Industrial/warehouse unit just 2 miles from J28 of the M1 Motorway – undergoing refurbishment

2,985m²
(32,130ft²)

- Industrial/warehouse accommodation with two storey offices
- Close to the A38 and J28 of the M1 Motorway
- Three roller shutter loading doors
- 3 phase power and LED warehouse lighting
- Secure delivery yard and parking
- Rent £160,650 per annum



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

Forming part of Meadow Lane Industrial Estate in Alfreton, Salcombe Court is well located for access to Junction 28 of the M1 (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 terrace industrial/warehouse unit with two storey offices. The warehouse provides clear span accommodation across three bays. Externally the property benefits from a secure yard with separate parking. The unit is currently undergoing a basic refurbishment. The detailed specification includes:-

Offices

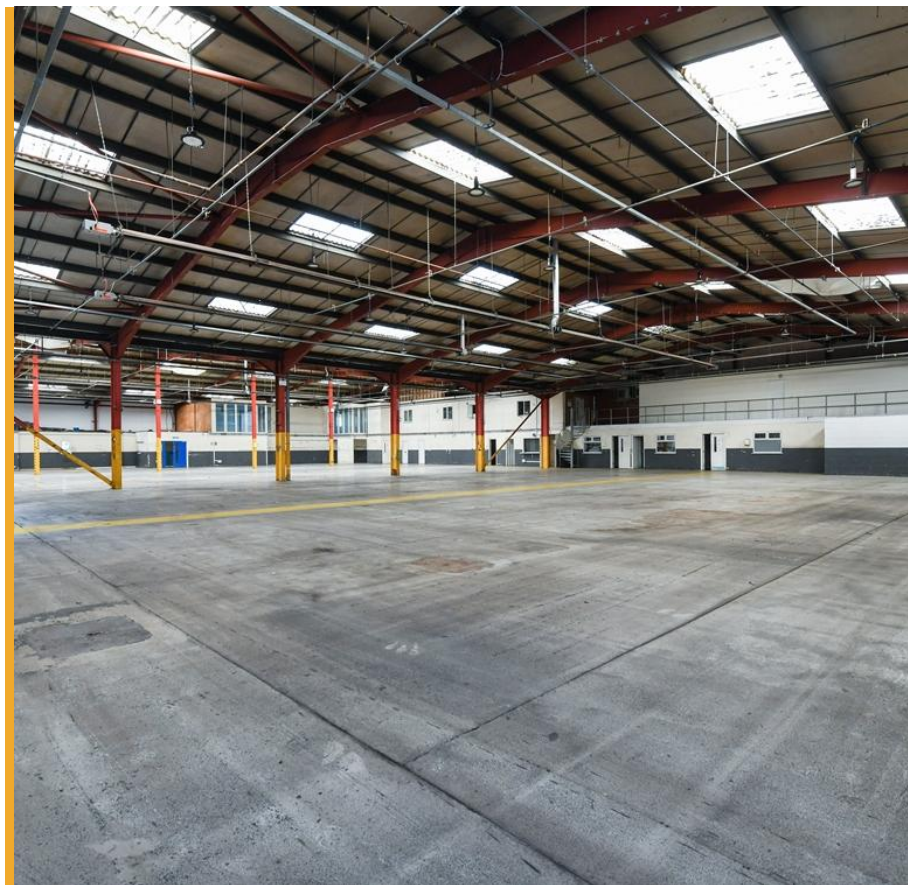
- Two storey offices with gas central heating
- Heating and lighting throughout
- Kitchen and WC facilities

Warehouse/Production Space

- Three bays of production/warehouse space
- 3-phase power
- LED warehouse lighting
- Minimum 5.0m eaves
- 3 full height electric roller shutter loading doors
- New roof lights as part of the refurbishment

Externally

- Securely fenced and gated site





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Accommodation

Description	M ²	FT ²
Total	2,985	32,130

(These figures are given for guidance purposes only and prospective purchasers are advised to take their own measurements).

Business Rates

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

Rateable value £152,000

(The current business rates multiplier is 48.0p. All interested parties are advised to make specific enquiries with the local billing authority).

Service Charge

A service charge will be levied to contribute towards the upkeep and maintenance of the common areas of the estate.

Planning

The building has planning for B1 (Business) and B8 (Storage and Distribution) uses. Interested parties must rely on their own enquiries of the planning authority, Amber Valley Borough Council.

Energy Performance Certificate

The building has an Energy Performance Certificate rating of to be confirmed.



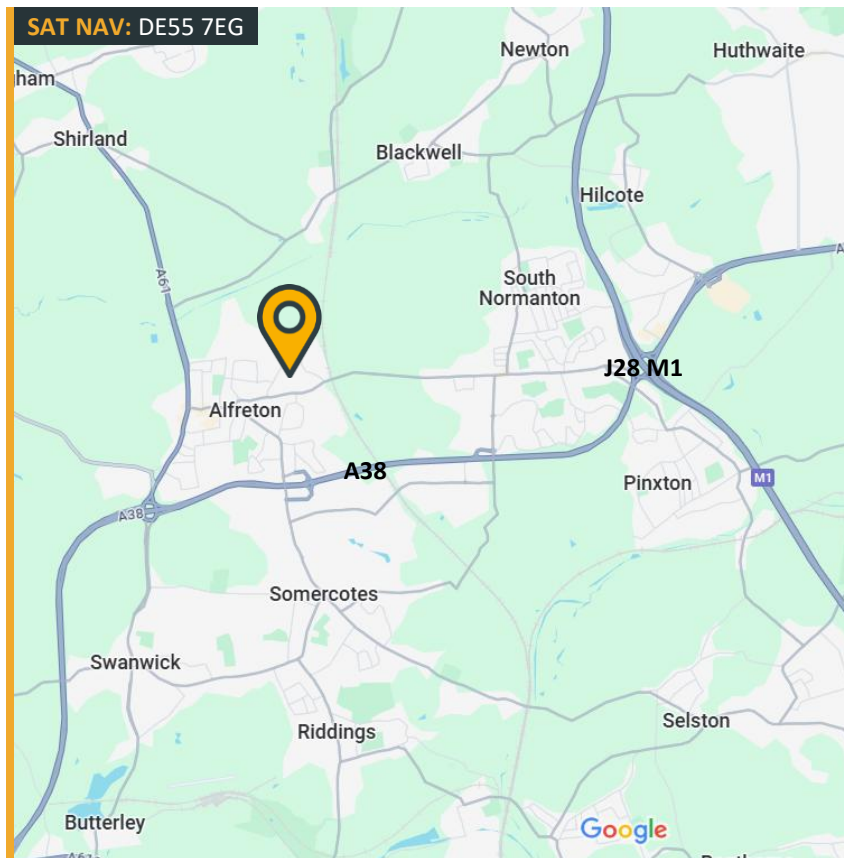
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Lease Terms

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

£160,650 per annum

Short term leases may also be considered.

VAT

We confirm all figures 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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