

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

## Freehold industrial/warehouse unit with shared yard and rear car parking - close to J28 of the M1 Motorway

1,522m<sup>2</sup>  
(16,675ft<sup>2</sup>)

- Well-presented and maintained industrial/warehouse space
- Secure shared yard
- Fitted mezzanine
- Offices, meeting rooms and ancillary accommodation
- Heating and lighting to warehouse/production space
- Price £1.25 million



**FOR SALE**



Location



Gallery



Video



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## Location

Forming part of Meadow Lane Industrial Estate in Alfreton, Salcombe Court is well located for access to Junction 28 of the M1 via the A38 and therefore having excellent access to the regional centres of Derby, Nottingham and Mansfield.

## The Property

This is a good quality industrial/warehouse unit, presented in exemplary order throughout, offering clear open plan accommodation with a comprehensive mezzanine currently in place. The property forms part of a securely fenced and gated shared complex.

The detailed specification includes:-

### Offices

- Well-presented two storey offices
- Heating and lighting throughout
- Kitchen and WC facilities including shower

### Warehouse/Production Space

- Two bays of production/warehouse space
- Lighting to both
- Heating in part
- Minimum 5m eaves
- Two full height roller shutter doors
- Mezzanine

### Externally

- Securely fenced and gated shared site
- Allocated car parking – circa 14 spaces





## Accommodation

Description	M <sup>2</sup>	FT <sup>2</sup>
Ground & First Floor offices	258	3,068
Warehouse/production space	1,264	13,607
<b>Total</b>	<b>1,522</b>	<b>16,675</b>

(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 £67,000**

(The current business rates multiplier is 51.2p. 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

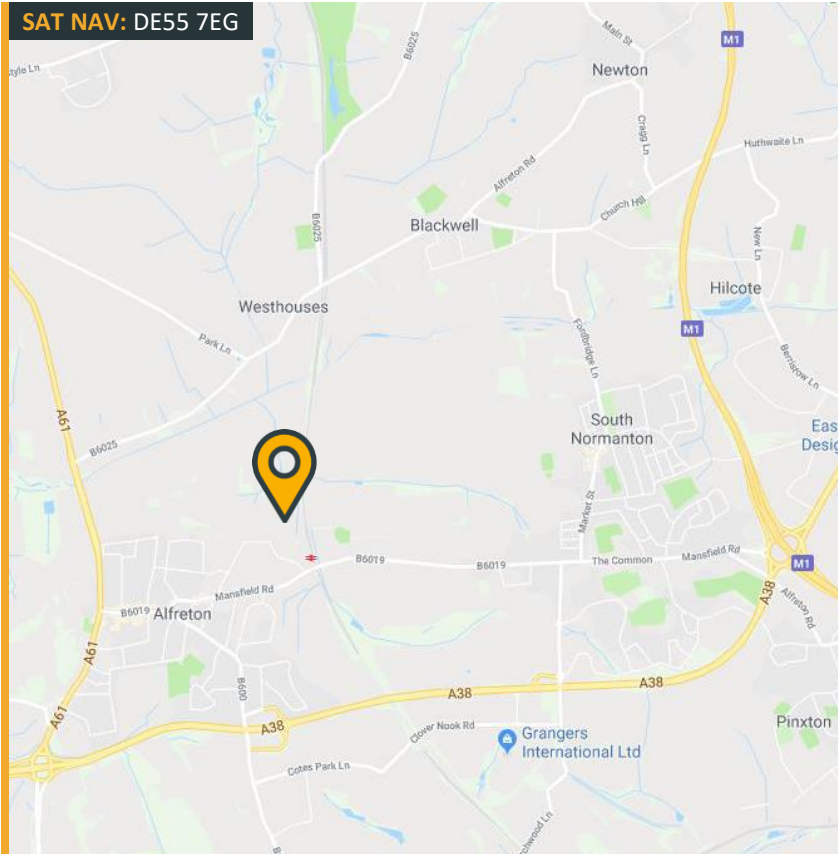
The building has planning for B1 (Business) and B8 (Storage and Distribution) uses. Interested parties must rely on their own enquiries of the planning authority, Amber Valley Borough Council.

## Energy Performance Certificate

The building has an Energy Performance Certificate rating of C(61).



**SAT NAV: DE55 7EG**



## Price

The freehold is available with vacant possession at a guide price of:

**£1,250,000**

**(One Million, Two Hundred and Fifty Thousand Pounds)**

## VAT

VAT is payable on the purchase and is applicable 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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