

## Modern industrial/warehouse unit close to Junction 28 of the M1 Motorway

402m<sup>2</sup>  
(4,327ft<sup>2</sup>)

- Clear span warehouse accommodation
- Large circulation areas and generous parking
- Full height roller shutter door
- Excellent access to A38 and Junction 28 of the M1 motorway
- Immediately available to let on new lease terms
- Rent £31,371 per annum exclusive



**TO LET**



Location



Gallery



Contact

## Location

Ecclesbourne Park is located on the Cotes Park Industrial Estate, a well-established industrial and distribution location in Alfreton which is accessed directly off the A38, providing dual carriageway access to Junction 28 of the M1. Mansfield is approximately 9 miles away and both Derby and Nottingham are 16 miles away.

The entrance to Ecclesbourne Park is from Clover Nook Road, the main spur road through the estate.

## Property

The property comprises a mid-terraced industrial/warehouse unit providing clear span accommodation.

The total specification includes:-

- 3 phase power
- Concrete flooring
- Roller shutter loading door
- LED strip lighting
- Allocated car parking
- Concrete surfaced delivery approach
- Roof lights
- W/C





## Accommodation

The property provides the following approximate gross internal floor area:

Unit 13 Ecclesbourne Park	M <sup>2</sup>	Ft <sup>2</sup>
<b>Total</b>	<b>402</b>	<b>4,327</b>

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract)

## Business Rates

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

**Rateable Value: £19,750**

The current small business multiplier is 49.9p. All interested parties are advised to make specific enquiries with the local billing authority. Small business rate relief may be available, subject to confirmation from the local billing authority.

## Service Charge

The current premium for the service charge is to be confirmed.

## Energy Performance Certificate

The property has an Energy Performance rating of C(58).

## Planning

The building is intended for B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution) uses. Interested parties should make their own enquiries with Amber Valley Borough Council.





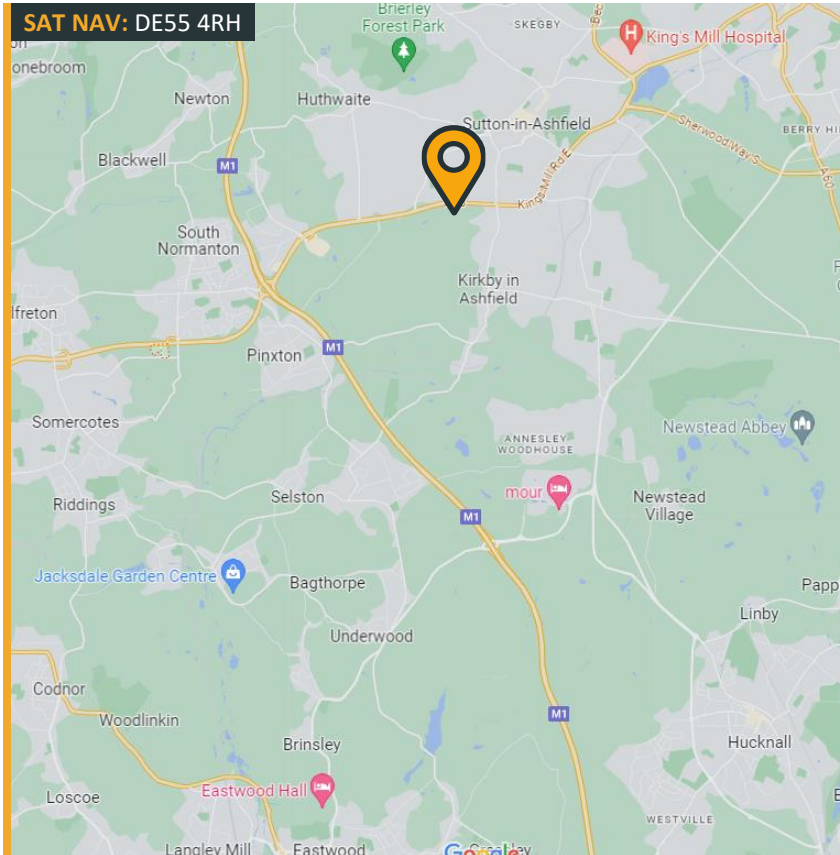
Location



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## Rent

The property is available to let on new lease terms at a rent of:-

**£31,371 per annum exclusive**

## VAT

VAT will be payable upon the rent at the applicable rate.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

**Corbin Archer**

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**Harry Gamble**

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Or our joint agent Sean Bremner at CPP on 0115 697 7062



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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.