

Industrial/warehouse unit on a self-contained 6.40 acre site close to the A38/M1 Junction 28

6,146m²
(66,157ft²)

- Large 2.59 Hectare (6.40 acre) self-contained site
- Good quality clear span warehousing accommodation
- 8 level access roller shutter loading doors
- Easy access to the A38 and M1 Junction 28 (within 2 miles)
- Could be split into smaller units
- Available on new lease terms



TO LET/MAY SELL



Location



Gallery



Video



Contact

Location

The property is situated on Birchwood Way within Cotes Park Industrial Estate, an established commercial and distribution location off the A38 dual carriageway approximately 2 miles from Junction 28 of the M1 motorway.

The Property

The property comprises a detached industrial/warehouse unit situated on a large 6.40 acre site. The accommodation would be suitable for storage and distribution, manufacturing or production.

The accommodation provides clear span warehousing with two storey offices, kitchen facilities and W/C's.

The premises benefits from the following specification:

- ❖ 8 level access roller shutter loading doors
- ❖ 3 phase power
- ❖ Warehouse lighting
- ❖ Roof lights
- ❖ Minimum eaves height 7.58 metres
- ❖ Large yard with two access points off Birchwood Way
- ❖ Offices with air conditioning, suspended ceilings and lighting
- ❖ Site area of 6.40 acres

Externally, the premises benefits from a large yard with two access points off Birchwood Way.

The property can be split into smaller units comprising a shared yard.

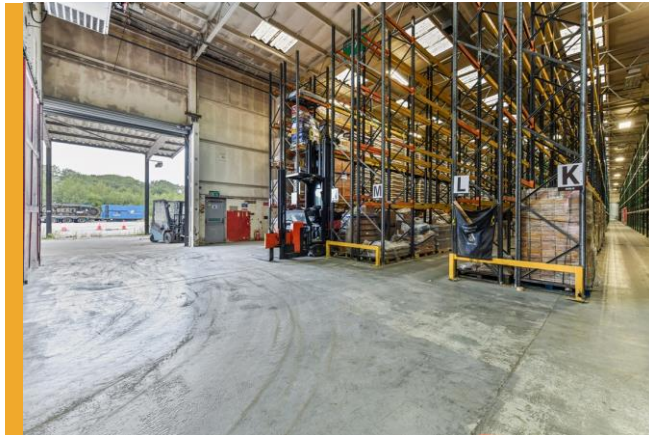
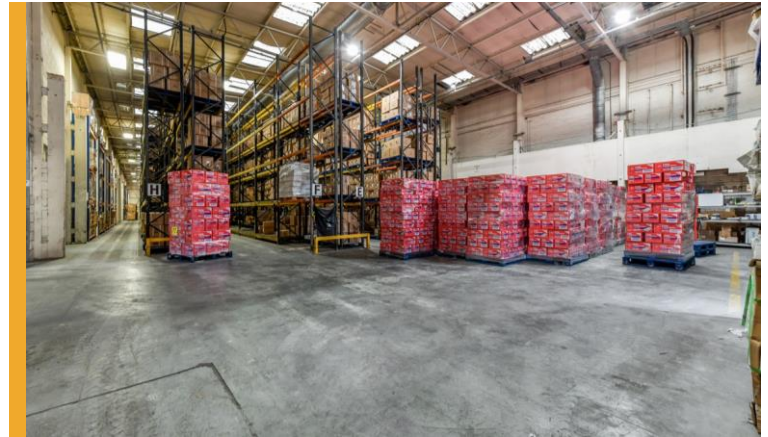


Accommodation

The property provides the following approximate gross internal floor area:

	M ²	FT ²
Warehouse	4,121	44,360
Mezzanine	489	5,264
Offices	1,536	16,533
Total	6,146	66,157

These figures are for guidance purposes only and prospective tenants/purchasers are advised to make their own enquiries].



Aerial Photo



Site Plan





Business Rates

We note from the VOA website that the premises hold the following rateable value:-

£172,000

The current UBR is 51.2p, however, all interested parties are advised to make their specific enquiries with the local billing authority.

Legal Costs

Each party is to be responsible for their own legal fees and all other professional costs incurred in the transaction.

Planning

The property has planning for:

B8 (Storage and Distribution)

Interested parties must rely on their own enquiries of the local planning authority, Amber Valley Borough Council.

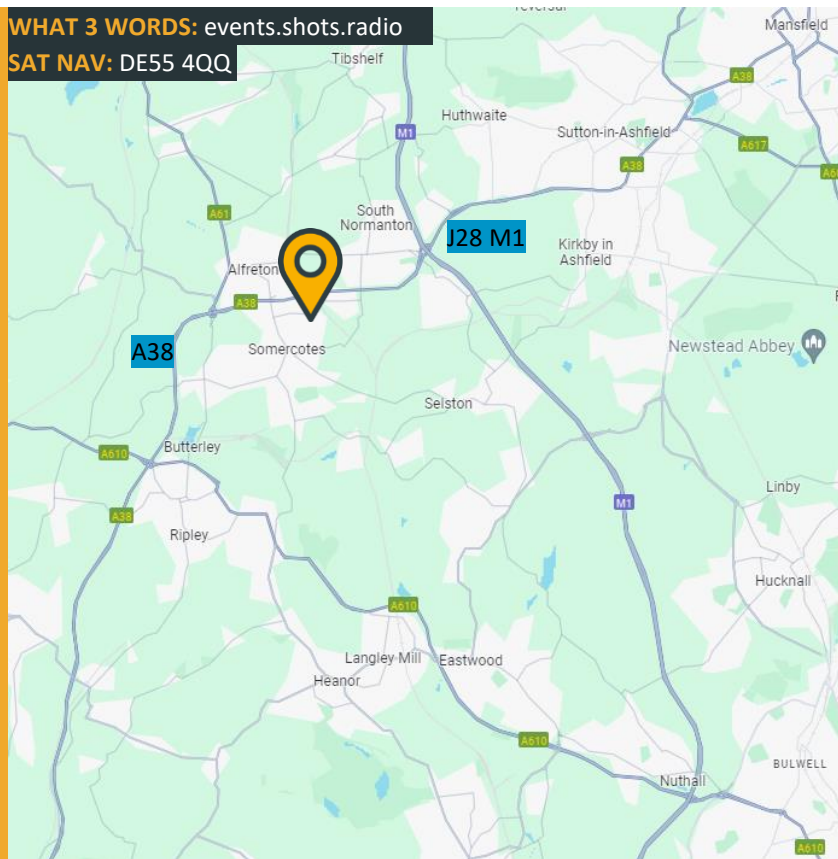
Energy Performance Certificate

The property has an Energy Performance Certificate rating of:

C(52)

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Rent

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

£300,000 per annum

Guide Price

Price available on application

Further Information

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

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