

Units 1 and 2 Ecclesbourne Park | Cotes Park Lane | Alfreton | Derbyshire | DE55 4RF

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

921m²
(9,915ft²)

- Established industrial estate location
- Large circulation areas and generous parking
- Two full height roller shutter doors
- Minimum 5.5 metre eaves
- Excellent access to the A38 and Junction 28 of the M1 motorway
- New roof works to be completed 2025
- Rent £79,320 per annum exclusive



TO LET



Location



Gallery



Video



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 an terrace industrial/warehouse unit of steel portal frame construction underneath a pitched roof. The roof is currently being refurbished and is estimated to be completed in mid-2025. The units have ground level loading doors and parking to the front, W/C facilities and an internal office.

The unit benefits from:

- ❖ 3 phase power
- ❖ Roof lights
- ❖ Strip lighting
- ❖ Large delivery yard
- ❖ Allocated car parking
- ❖ Concrete slab floor





Accommodation

The property provides the following approximate gross internal floor area:

Units 1 and 2 Ecclesbourne Park	M ²	Ft ²
Total	921	9,915

(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: £40,750

(The current small business multiplier is 49.9p. All interested parties are advised to make specific enquiries with the local billing authority).

Service Charge

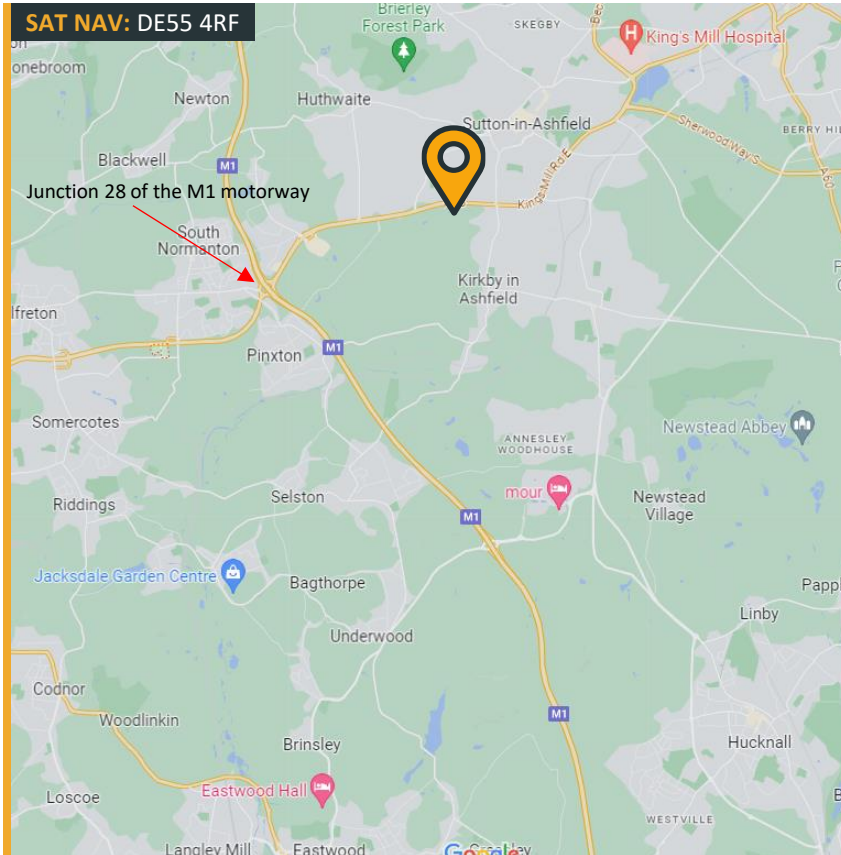
The current premium for the service charge is to be confirmed.

Energy Performance Certificate

This property has an Energy Performance rating of B(39).

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.



Rent

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

£79,320 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

07929 716 330

Corbin.archer@fhp.co.uk

Darran Severn

07917 460 031

Darran@fhp.co.uk

Or our joint agent CPP on 0115 697 7063



Fisher Hargreaves Proctor Ltd.

North Point, Cardinal Square,
10 Nottingham Road,
Derby, DE1 3QT

fhp.co.uk

26/10/2024

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