



Design & Build Opportunities from 1,500 to 30,000 sq.ft.
or Plots available to lease or buy of 0.8 to 2.5 acres

ALL ENQUIRIES – EARLY INTEREST INVITED

- Last remaining plots on established North Derbyshire Business Park
- Potential new build starter unit scheme with premises from 1,500 sq ft upwards
- Turn-key Design & Build unit up to 30,000 sq ft.
- Rare opportunity to buy or lease a new build industrial/warehouse facility

Design & Build Opportunities or Land For Sale/To Let

Location

The Property is in Riddings, Derbyshire, 2 miles south of Alfreton, and set within the established Amber Business Park.

The location benefits from excellent transport links due to its immediate proximity to the A38, which provides direct access to Junction 28 of the M1 approximately 2.4 km (1.5 miles) distant.

Alfreton is well served by public transport connections with regular bus routes and Alfreton Railway Station is located 3.5 km (2.2 miles) north of the property. The main estates in Alfreton and its surrounds continue to maintain a high level of occupation.

Description

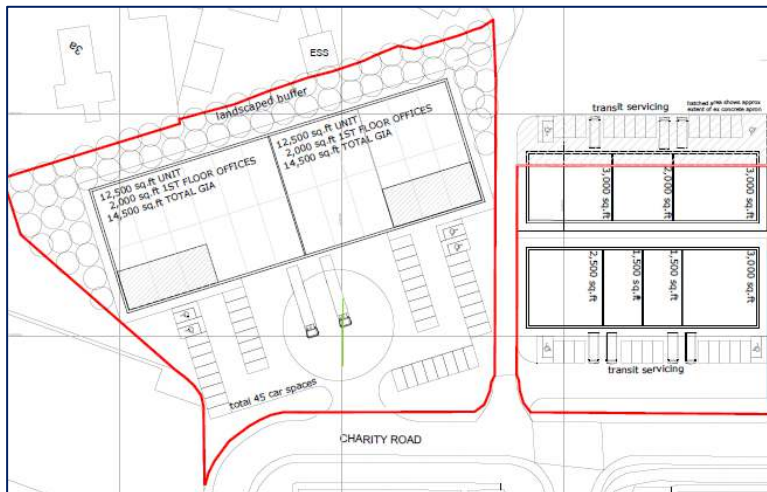
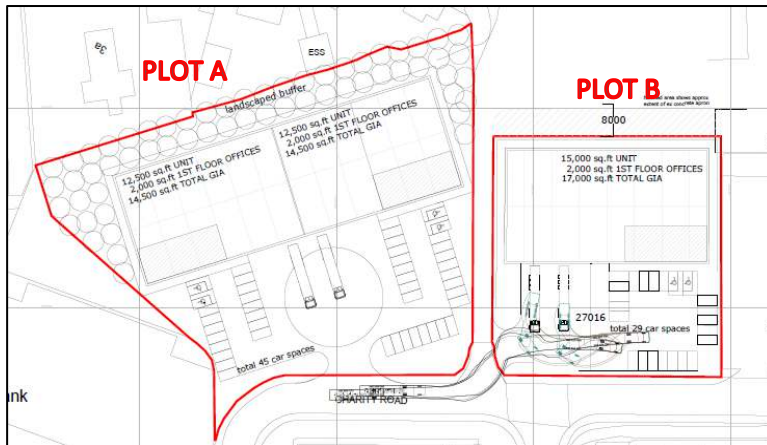
There are two undeveloped plots available which can be sold together or individually.

Plot A: 1.7 acres

Plot B: 0.8 acres

Alternatively, we can offer tailored build to suit opportunities to meet specific occupier requirements, with some indicative layouts shown below.

Indicative layouts



Planning

We understand that the land benefits from an employment allocation and therefore the land is suitable for B1, B2 & B8 uses subject to a formal planning application. Other uses may be considered.

Tenure

Freehold or Leasehold interest invited in both build to suit industrial/warehouse facilities or alternatively plot sales.

Quoting Rent/Price

On application and subject to a detailed specification

Service/estate charge

Subject to how this opportunity develops it is likely that a service charge regime will be put in place in respect of the upkeep of any common areas. More information will be available in due course.

Business Rates

Business rates will be payable by any tenant or purchaser upon completion of premises.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Further Information/viewing

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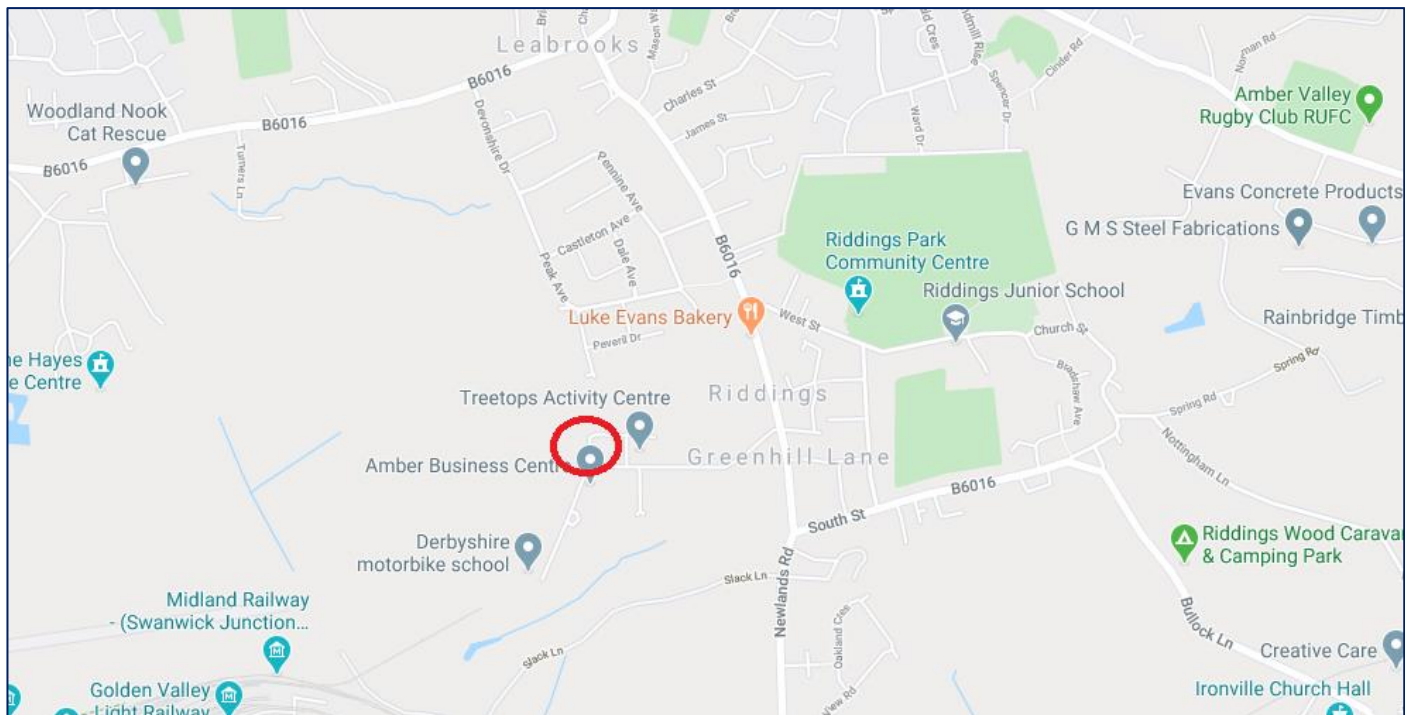
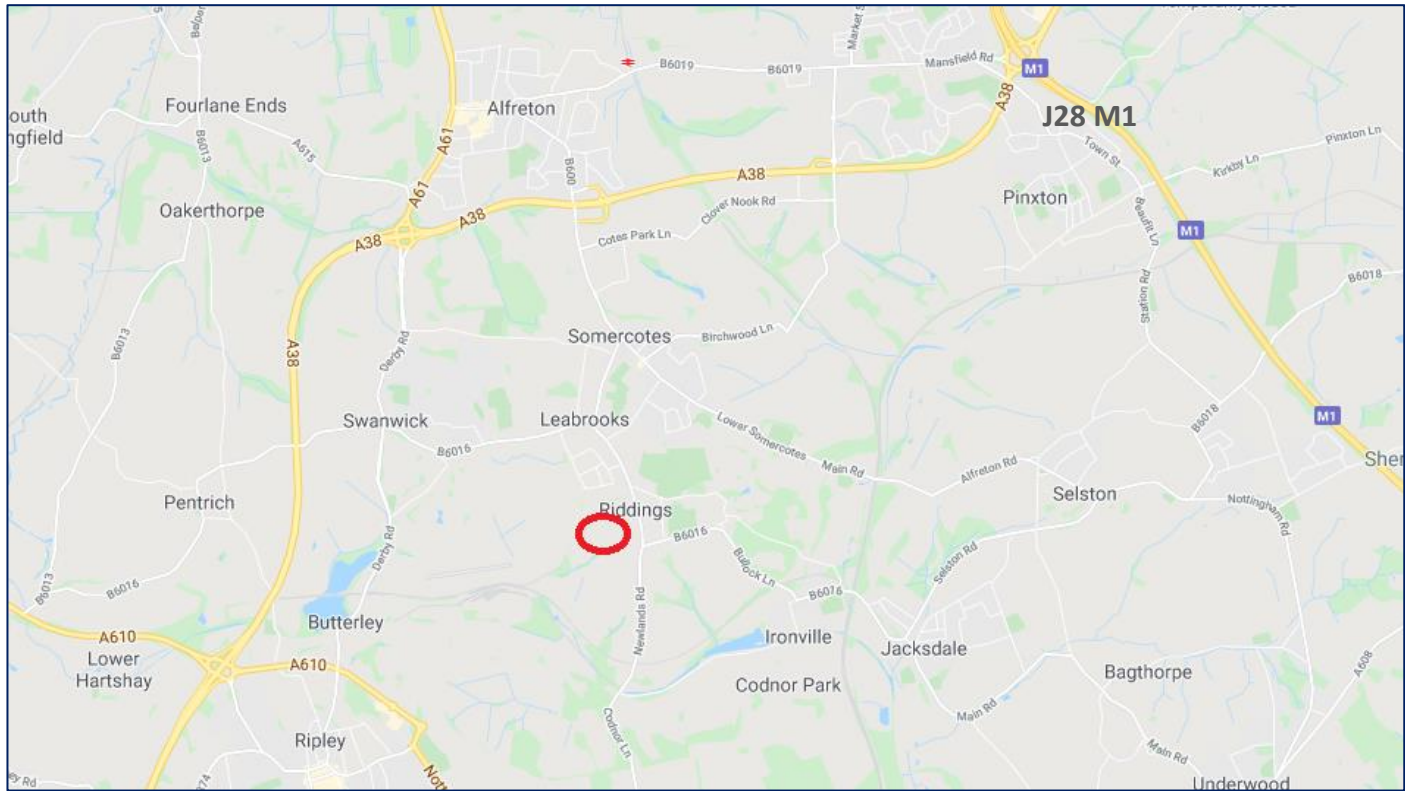
FHP on 01332 343222

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