



## Industrial/Warehouse Unit Sizes 4,423 sq. ft. (402 sq. m)

- Modern warehouse unit
- Secure, gated estate
- Single ground level roller shutter door.
- Convenient access to the A38 and J28 M1

# Industrial/Warehouse Unit – To Let

## Size 4,423 sq. ft. (402 sq. m)

### Location

Ecclesbourne Park is situated on Clover Nook Road on the Cotes Park Industrial Estate which is accessed directly off the A38, providing dual carriageway access to Junction 28 of the M1.

### Description

This mid terraced unit is finished to a modern standard including:

- 5.5m eaves height
- Up and over loading door
- toilet block
- High bay lighting
- Loading and parking to the front
- Managed estate
- Insulated cladding

### Services

Mains water, electricity, gas and drainage. Interested parties should ensure capacity is sufficient for their use.

### Rent

The property is available to let on a new lease for a term to be agreed at a rent of: £20,550 per annum.

### Tenure

Leasehold

### Service/estate charge

A service/estate charge is payable in respect of the upkeep of common areas of the estate

### Business Rates

Occupiers will be liable to pay business rates, current RV £14,250, please check payable figure with Local Authority

### Planning

The property has previously been used for storage purposes. Interested parties must rely on their own enquiries of the Planning Authority, Amber Valley District Council

### EPC Rating

The unit has an EPC rating of C75. A full copy is available on request.

### Legal Costs

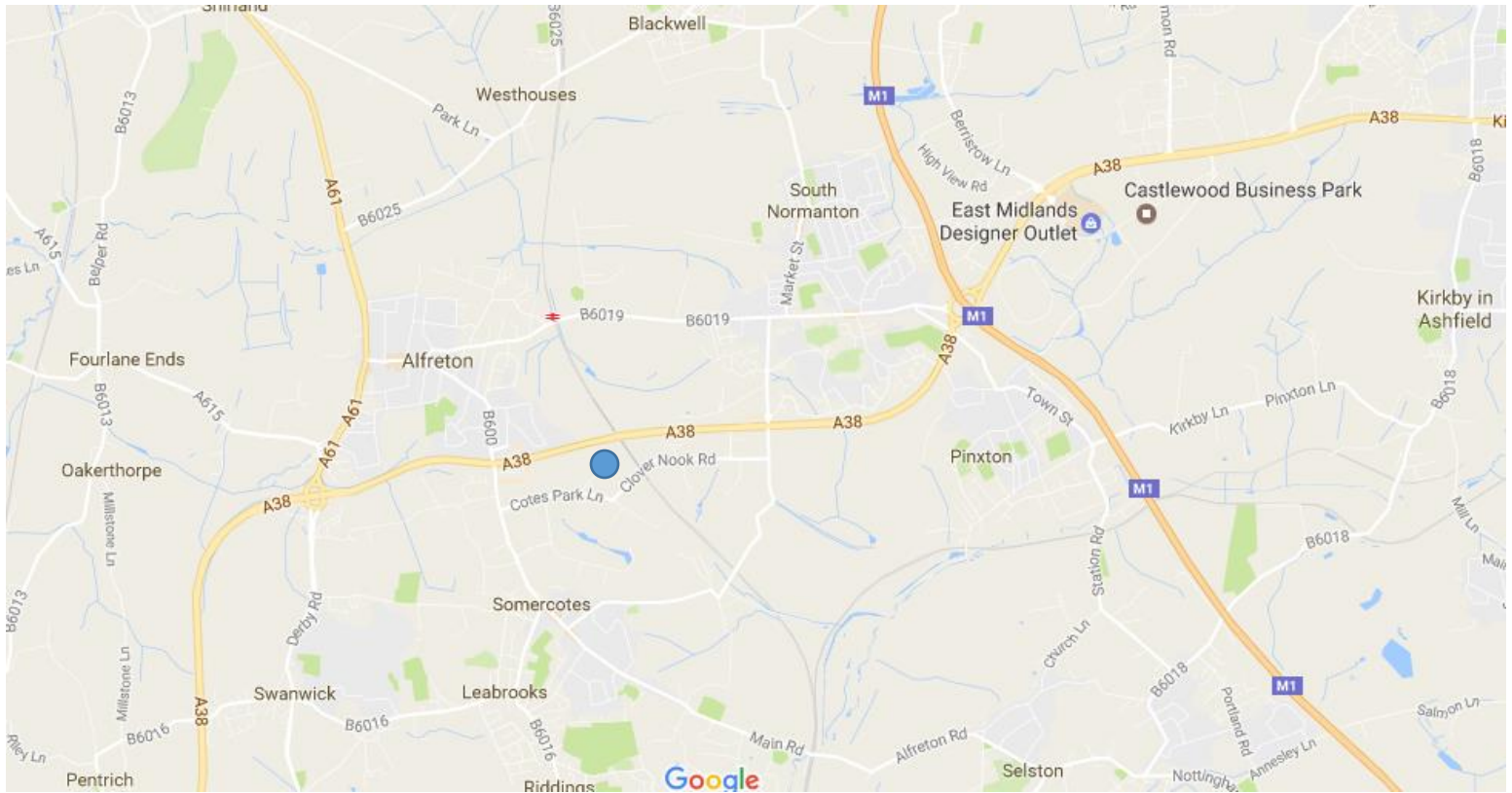
Each party to bear their own legal costs incurred in any transaction.

**INTERNAL IMAGES TO BE PROVIDED**

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### Further Information/viewing

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Date of Particulars Feb 2018



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