



9,897 Sq Ft (919.43 Sq M)

- Modern Industrial/Warehouse facility
- Easy access to the A38 and J28 M1.
- 2 Ground level loading doors
- Ancillary office content

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Description

Ecclesbourne Park is located on the Cotes Park Industrial Estate, a well established industrial distribution location which is accessed directly off the A 38 providing dual carriageway access to J 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.

Mid terrace light industrial unit of steel portal frame construction underneath a pitched roof, with part brick and blockwork to elevations and insulated profile cladding above. The unit has two ground level loading doors and parking to the front, WC facilities and an internal office.

The specification includes:

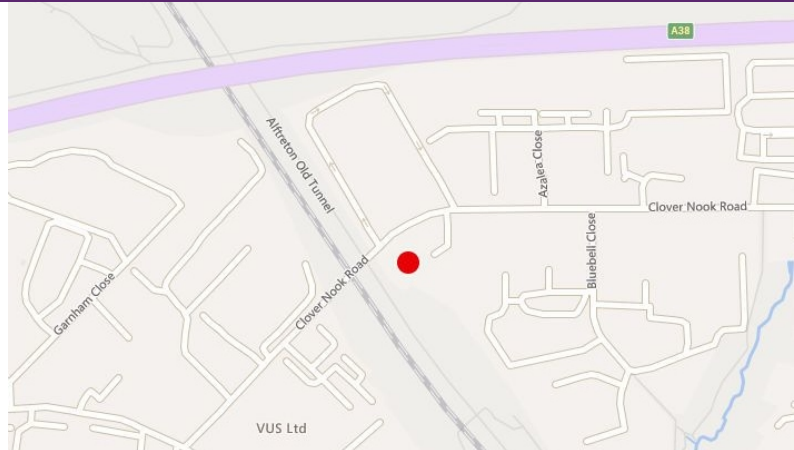
- 2 full height loading door
- Separate personnel access
- WC facilities
- Allocated car parking to the front
- Strip lighting
- Concrete surfaced delivery approach
- Large delivery yard
- Gas source
- Three phase power
- Internal offices
- Alarmed
- Roof lights

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bear their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

Mr Sean Bremner

T: 01158 966 611

M: 07541 505 980

E: sean@cppartners.co.uk

T:

M:

E:

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