



Well Presented Industrial/Warehouse Unit Sizes 1,034 sq.ft. (96.06 sq.m.)

- Established industrial/trading estate in Alferton
- Forecourt parking
- Excellent location adjacent to A38 and J28 M1
- Level access loading doors

Industrial/Warehouse Unit – To Let

Sizes 517 sq ft – 1,034 sq ft

Location

Monk Road Industrial Estate is prominently located immediately at the junction of the A38 and the Nottingham Road (B600). Alfreton Town Centre is approximately half a mile to the north west of the estate which sits just 2 miles from J28 M1. The location is recognised amongst commercial occupiers in and around the Alfreton Trading Estate, Cotes Park and Clover Nook Industrial Estate.

Description

The building is of steel portal frame construction, with brickwork elevations and a pitched roof. The property benefits from WC facilities, level access loading and lighting.

The shared yard provides parking and loading access.

Services

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

Rent & Terms

The building is available To Let by way of a new internal repairing and insuring lease upon terms to be agreed. Quoting rent is £10,000 per annum exclusive.

Maintenance Rent

A Maintenance Rent is payable in respect of the upkeep of common areas of the estate and external repairs to the unit. This is currently running at £1.00 per sq.ft. per annum + VAT.

Business Rates

The property is assessed as “Workshop & Premises” with a 2023 Rateable Value of £5,700. Subject to occupier circumstances this could qualify them for small business rates relief.

Interested parties are invited to contact the local authority (Amber Valley) to establish rates payable.

Planning

The property has previously been used for manufacturing purposes. Interested parties must rely on their own enquiries of the planning department at Amber Valley District Council.

EPC Rating

The units each have a valid EPC expiring in February 2033.

Unit 3A – C-60

Unit 3B – C-59

Legal Costs

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

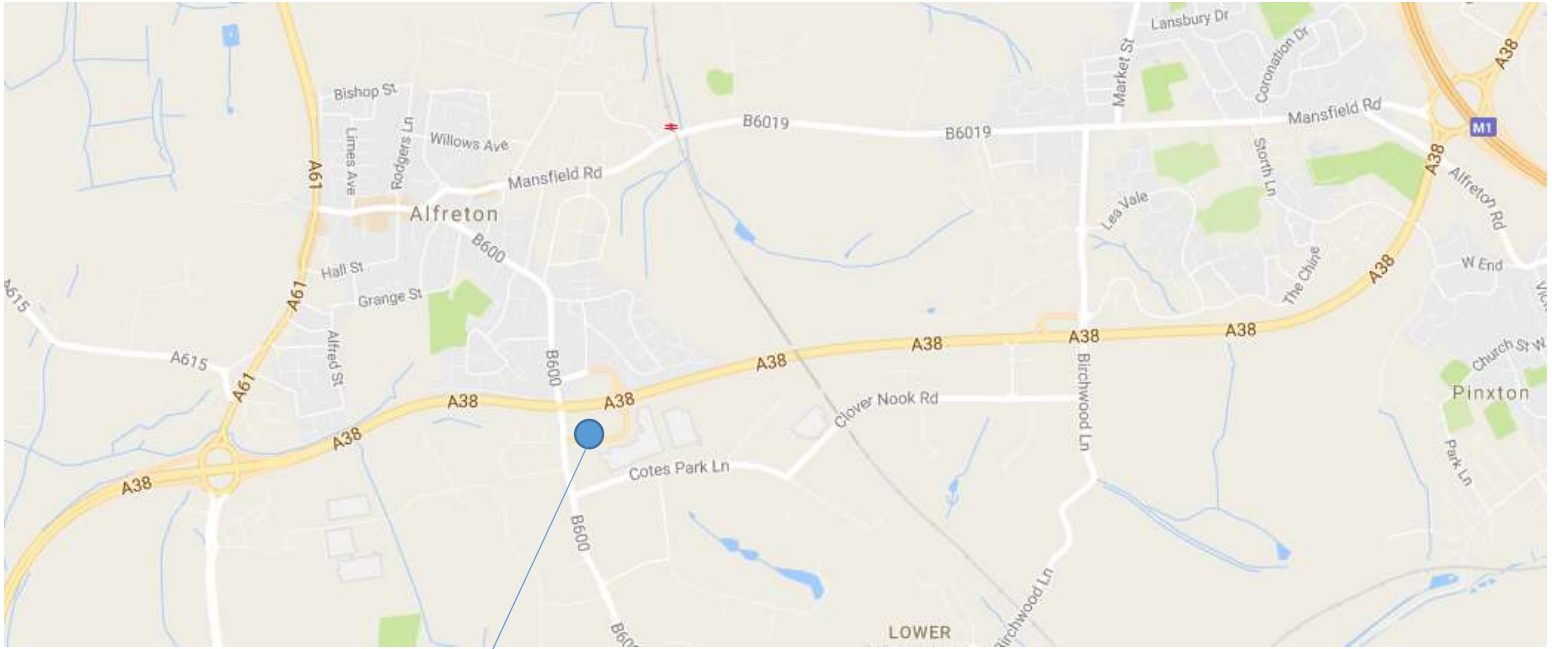
VAT

VAT will be charged on the rent

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Further Information/viewing

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