



4,324 Sq Ft (401.7 Sq M)

- Modern Warehouse Unit
- 1 Ground Level Roller Shutter Door
- Convenient Access to the A38 and J28 M1

# 4,324 Sq Ft (401.7 Sq M)

## Description

Available for Occupation from April 2024

### 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

## 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 bare their own legal costs in the transaction.

## Further Information

For further information please contact the sole agents CPP

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June 2024



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