



## Modern Warehouse Unit - Available TO LET 4,325 Sq Ft (401.79 Sq M)

- Convenient Access to the A38 and J28 M1
- 1 Ground Level Roller Shutter Door
- Popular, well established industrial estate

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### 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

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#### Description

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

- 5m eaves height
- Up and over loading door
- toilet block
- Loading and parking to the front
- Managed estate
- Insulated cladding

### Accommodation

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### Terms

Available To Let on FRI terms.

### VAT

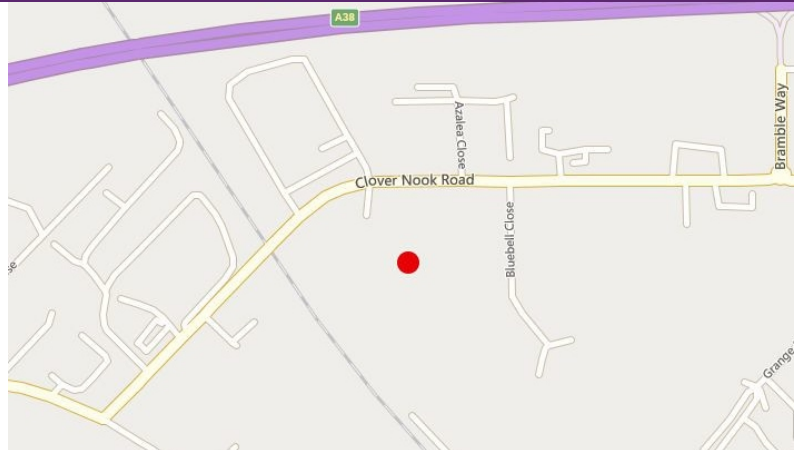
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

The unit is assessed for Business Rates.  
April 2023 RV is £19,750

### 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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