



Warehouse/Industrial Unit To Be Refurbished 9,915 Sq Ft (921.1 Sq M)

- To undergo refurbishment Q1 2025
- Easy access to the A38 and J28 M1
- 2 Level access loading doors
- 5.5m Internal Eaves Height
- Ancillary office and welfare accommodation

Warehouse/Industrial Unit To Be Refurbished

9,915 Sq Ft (921.1 Sq M)

Location

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 J28 of the M1. Mansfield is approximately 9 miles away and both Derby and Nottingham are 16 miles away.

Description

End 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, internal office / reception provision, WC facilities and kitchenette with allocated external loading and parking areas.

The unit is to undergo refurbishment Q1 2025.

Current specification includes:

- Warehouse lighting
- 2 full height loading doors
- 5.5m eaves
- Mains utility connections
- 3 phase power
- Internal office / reception
- WC facilities
- Large delivery yard
- Allocated car parking to the front

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	9,915	921.1
TOTAL	9,915 SQ FT	921.1 SQ M

Terms

The premises are available by way of a new full repairing and insuring lease at £79,320 per annum

VAT

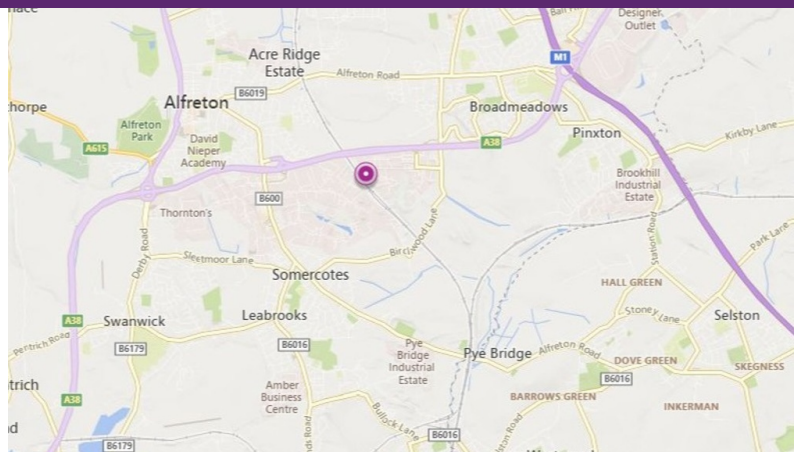
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The Rateable Value for the property is £40,750 effective from 1 April 2023

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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