



## Self Contained Industrial/Warehouse Unit 21,777 Sq Ft (2,023.08 Sq M)

- Undergoing refurbishment
- Internal eaves height 5.77m
- Level access loading
- Available Q3 2025

# Self Contained Industrial/Warehouse Unit

## 21,777 Sq Ft (2,023.08 Sq M)

### Location

The property is situated on the well-established Alfreton Trading Estate in Nottinghamshire, just a 7-minute drive from Junction 28 of the M1. It offers excellent accessibility from both Alfreton Town Centre and the A38, making it a prime location for businesses seeking convenience and connectivity.

Other neighbouring occupiers on the site include SV Timber Ltd, Bridgeshire Packaging, MJ Allen Automotive, Equip Outdoor Technologies and Solenis.

### Description

Detached unit of steel portal frame construction with a combination of brick and blockwork elevations, over clad in the upper parts to the eaves.

Key Features include:

- To Undergo Refurbishment
- 3 Level Access Loading Doors
- LED Warehouse Lighting
- Internal Eaves 5.77m
- Secure Yard
- Fitted Offices
- Men's and Women's WCs
- Kitchenette

### Accommodation

DESCRIPTION	SQ FT	SQ M
Office/Welfare	1,274	118.35
Warehouse	20,503	1,904.73
<b>TOTAL</b>	<b>21,777 SQ FT</b>	<b>2,023.08 SQ M</b>

The property also incorporates a mezzanine of 670 sq ft (62.24m)

### Terms

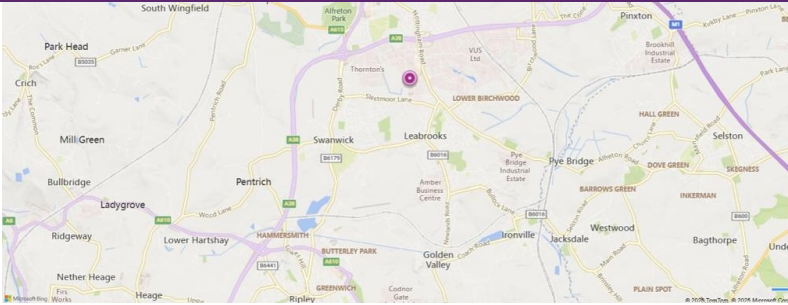
The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed. Quoting rent £175,000 per annum.

### VAT

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

### Rateable Value

The Rateable Value for the property is £73,000 per annum.



### EPC Rating

The EPC rating for the property is D-77.

### 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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