



Industrial/Warehouse Unit Sizes 4,501 sq. ft. (418 sq. m)

- Modern warehouse unit
- Secure, gated estate
- Convenient access to the A38 and J28 M1

Industrial/Warehouse Unit – To Let

Size 4,501 sq. ft. (418 sq. m)

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 end terraced unit is finished to a modern standard including:

- 5m eaves height
- Up and over loading door
- WC's
- High bay lighting
- Loading and parking to the front
- Managed estate

Services

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

Accommodation

The scheme comprises the following accommodation:

Unit 13 – 4,501 sq ft

Rent

The property is available to let on a new lease for a term to be agreed at a rent of: £32,632 per annum.

Tenure

Leasehold

Service/estate charge

A service/estate charge is payable in respect of the upkeep of common areas of the estate

Business Rates

Occupiers will be liable to pay business rates, please check payable figure with Local Authority

Planning

The property has previously been used for storage purposes. Interested parties must rely on their own enquiries of the Planning Authority, Amber Valley District Council

EPC Rating

The unit has an EPC rating of C64. A full copy is available on request.

Legal Costs

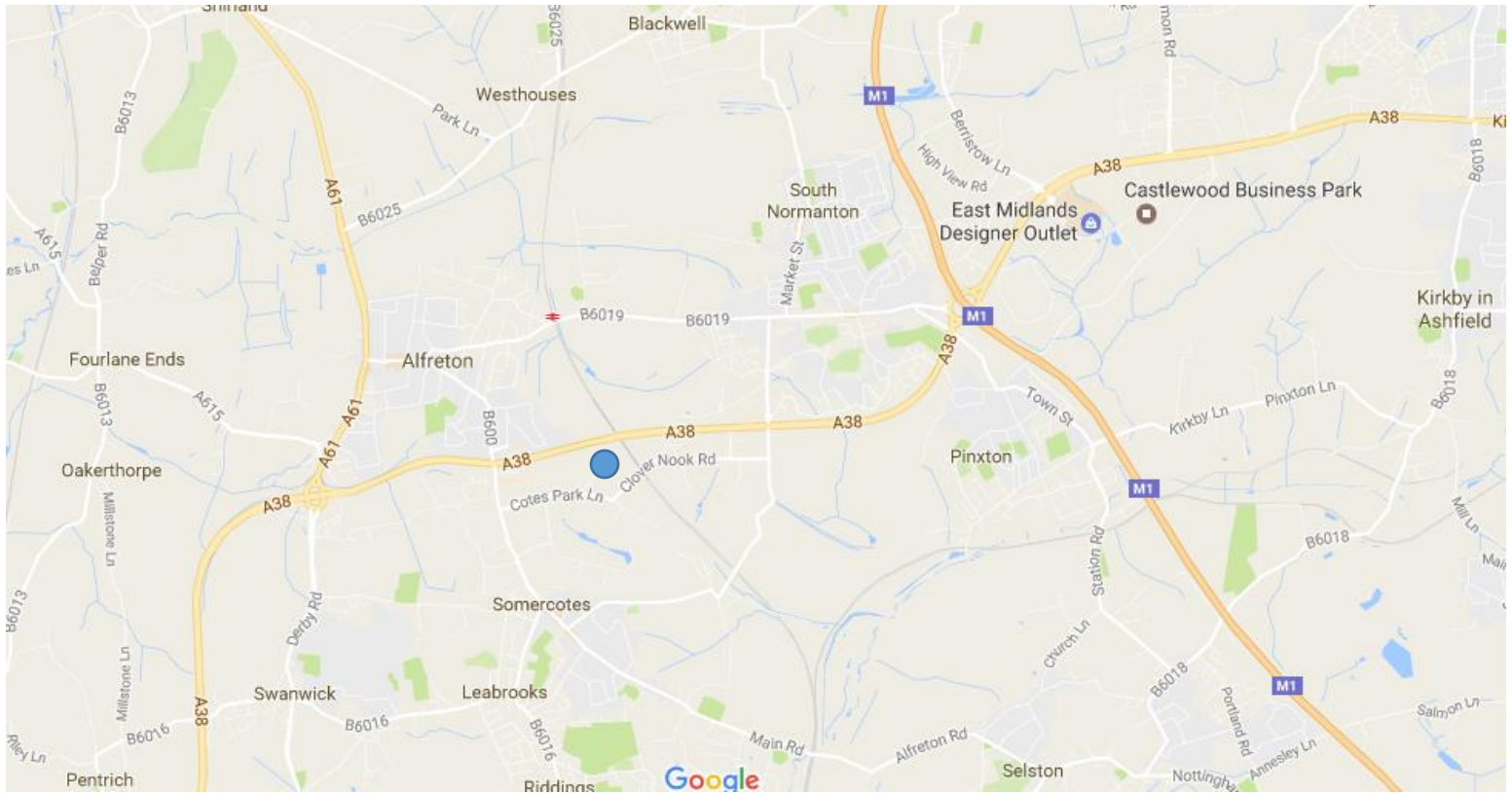
Each party to bear their own legal costs incurred in any transaction.



Industrial/Warehouse Unit – To Let

Size 4,501 sq. ft. (418 sq. m)

Location



Further Information/viewing

Stuart Waite – CPP

T: 0115 896 6611

M: 0743 247 2402

E: stuart@cpppartners.co.uk

Date of Particulars September 2018



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc.: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc.: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.