



## Warehouse / Industrial Unit To Be Refurbished

4,501 Sq Ft (418.14 Sq M)

- To Be Refurbished
- Convenient Access to the A38 and J28 M1
- Level Access Loading
- 5.5m Internal Eaves
- Fitted WC and Kitchenette

# Warehouse / Industrial Unit To Be Refurbished

## 4,501 Sq Ft (418.14 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 benefits from level access loading door, warehouse lighting and fitted WC block and kitchenette. Externally the unit has allocated parking.

The unit is to undergo refurbishment Q1 2025.

Current Specification includes:

Level access loading door  
Warehouse lighting  
3 phase power  
5.5m eaves height  
Fitted WC block  
Fitted kitchenette

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	4,501	418.14
<b>TOTAL</b>	<b>4,501 SQ FT</b>	<b>418.14 SQ M</b>

### Terms

The premises are immediately available by way of a new full repairing and insuring lease at a rent of £37,150 per annum

### VAT

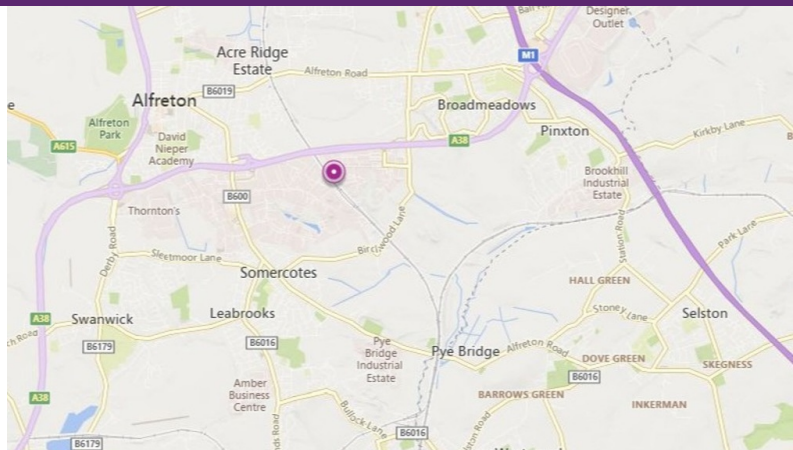
All figures are quoted exclusive of VAT which is applicable at the prevailing rate.

### Rateable Value

The Rateable Value for the property is £23,000 effective from 1st 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  
Brodie Faint  
T: 0115 896 6611  
M: 07516 770513  
E: [brodie@cpp.uk](mailto:brodie@cpp.uk)  
Sean Bremner MRICS  
T: 01158 966 611  
M: 07541 505 980  
E: [sean@cpp.uk](mailto:sean@cpp.uk)

November 2024



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.