



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

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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
TOTAL	4,501 SQ FT	418.14 SQ M

Terms

The premises are available by way of a new full repairing and insuring lease. Rent on application.

VAT

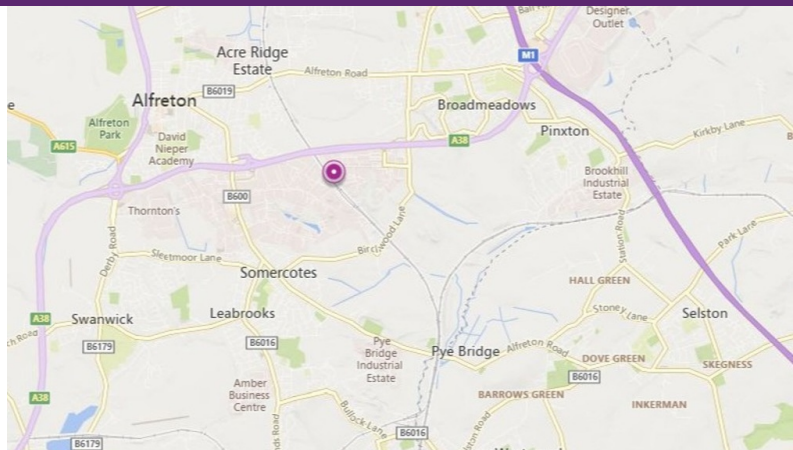
All figures are quoted exclusive of VAT at the prevailing rate.

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
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