



Self Contained Industrial/Warehouse Unit 21,768 Sq Ft (2,022.25 Sq M)

- Undergoing Refurbishment
- Internal Eaves Height 5.77m
- Level Access Loading
- Available Q4 2025

Self Contained Industrial/Warehouse Unit

21,768 Sq Ft (2,022.25 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, Bridgshire 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	20,494	1,903.89
TOTAL	21,768 SQ FT	2,022.25 SQ M

Terms

The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

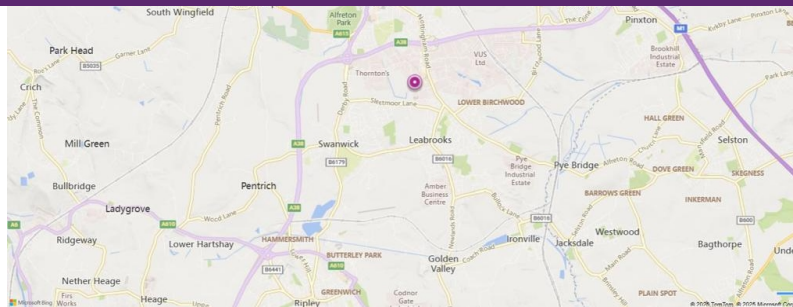
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

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

EPC Rating

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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