

HUGE YARDS FRONT & REAR



Prime M1 J28/A38 Warehouse/Industrial Building
High quality facility positioned upon a large site
GIA 58,812 sq.ft. (5,463.77 sq.m)

- Two-bay detached unit with 7.8m eaves
- 9 Dock level loading doors to front
- 6 level access loading doors to rear
- Rapid access to A38 and J28 of the M1 Motorway.
- Total site area of 5.46 acres (2.21 Ha)

Prime Industrial/Distribution Unit – To Let

58,812 sq.ft. (5,463.77 sq.m.)

Location

Garnham Close forms part of the established and popular Cotes Park Industrial Estate on the edge of Alfreton, benefitting from superb access to J28 of the M1 (2 miles East) and Derby (15 miles SW) via the dualled A38 which continues to Birmingham (64 miles SW).

The location is popular with numerous established and expanding businesses taking premises here including Slimming World, Eurocell, DHL, Recticel and Guildford Europe.

Description

The building is a two-bay steel portal frame that has been substantially refurbished to provide a high-grade logistics and industrial facility with a modern profile upon a large site.

Key features to include:

- New roof and cladding to all elevations
- LED warehouse lighting
- 9 dock level access loading doors to the front
- 6 level access loading doors to the rear
- Refurbished office and welfare accommodation
- Large fenced and gated concrete surfaced yard
- Full eaves of 7.8m
- Front yard area 1.13 acres
- Rear yard area 1.88 acres.

Accommodation:

Accommodation (GIA)	Sq.m.	Sq.ft.
Warehouse	5,382.15	57,933
GF Offices/Ancillary	81.62	879
Total	5,463.77	58,812

The above is indicative at this time and a full re-measure will take place upon completion of the refurbishment.

Rent & Terms

The property is available TO LET by way of a new FRI lease upon terms to be agreed. Quoting rent of £525,000 p.a.

Business Rates

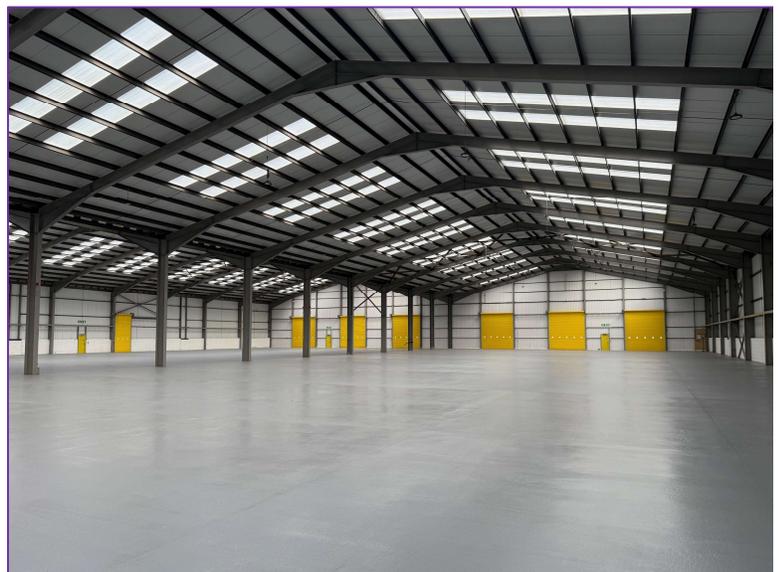
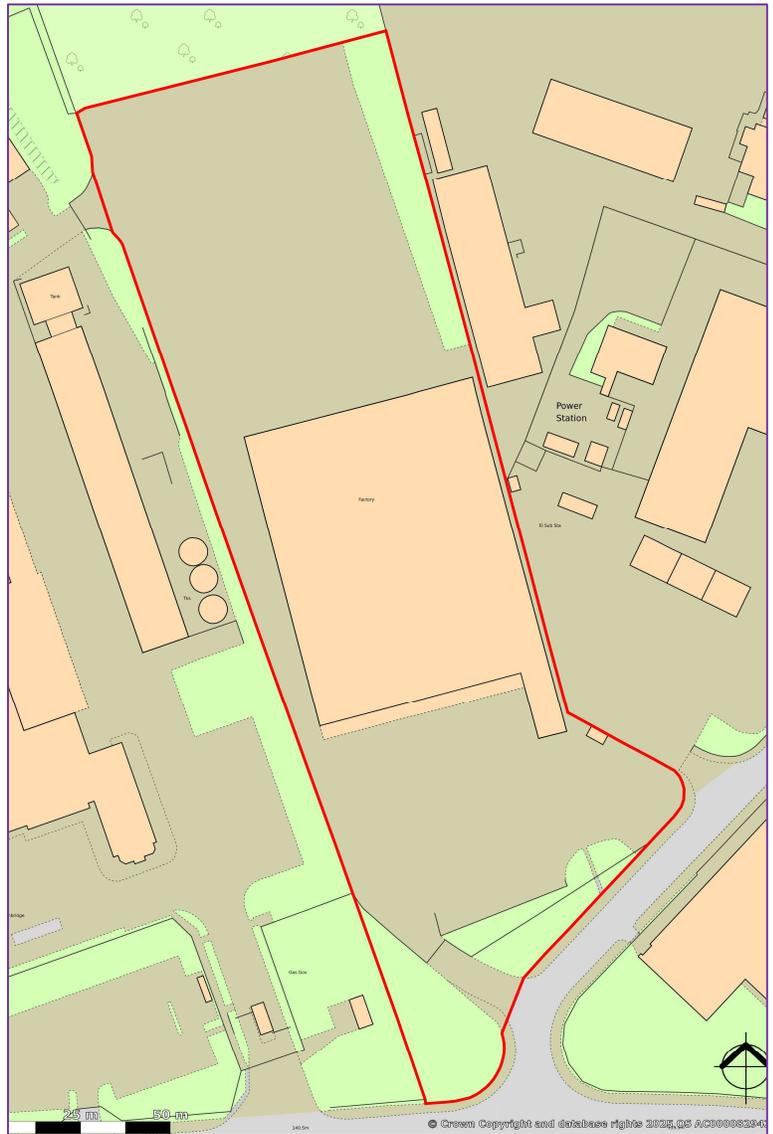
Information available upon request.

EPC Rating

B-49. Expires January 2033.

AML Checks

Full ID and company information will be required from any party progressing to occupy the building





Further Information/viewing arrangements, please contact the joint letting agents:

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