

Garnham Close, Somercotes, Alferton,  
Derbyshire, DE55 4QH



**TO LET**

**Prime M1 J28/A38 Warehouse/Industrial Building**

**High quality facility positioned upon a large fenced and gated site**

**GIA 58,812 Sq Ft (5,463.77 Sq M)**



### Description

The building comprises a two-bay steel portal frame unit that has been substantially refurbished to provide a high-grade logistics and industrial facility with a modern. The unit benefits from substantial front and rear yards to provide low site density.

### Key features to include:

- New roof and cladding to all elevations
- New floor finish
- 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.



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### 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 Lear Corporation.

### Accommodation:

Accommodation (GIA)	Sq Ft	Sq M
Warehouse	57,933	5,382.15
GF Offices/Ancillary	879	81.62
<b>Total</b>	<b>58,812</b>	<b>5,463.77</b>



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## 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 CPP agents:

Sean Bremner, 07541 505 980, [sean@cpp.uk](mailto:sean@cpp.uk)

Brodie Faint, 07516 770 513, [brodie@cpp.uk](mailto:brodie@cpp.uk)



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