

ALFRETON TRADING ESTATE

TO LET INDUSTRIAL / WAREHOUSE UNIT 21,768 SQ FT (2,022 SQ M)

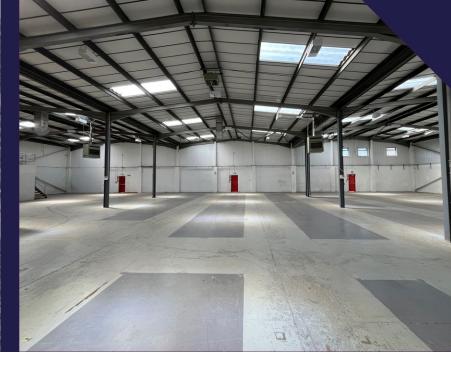
Alfreton Trading Estate • DE55 4LS



LOCATION

The property is situated on a wellestablished 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.





ACCOMMODATION

The property provides the following approximate gross internal floor areas:

UNIT	SQ FT	SQ M
3	21,768	2,022



DESCRIPTION

Unit 3 is a detached, single-storey, self-contained industrial / warehouse unit with integral office and staff welfare facilities. The unit sits within a fully fenced and gated site.

SPECIFICATION

- 3 level access loading doors
- LED warehouse lighting
- Internal eaves 5.2m
- Secure yard
- Fitted offices
- Male and female WCs
- Kitchenette

BUSINESS RATES

Available on request.

SERVICE CHARGE

Available on request.

EPC

To be reassed post works.

VIEWINGS

For further information or to arrange a viewing, please contact:



www.ng-cs.com 0115 958 8599

Brodie Faint 07516 770 513 brodie@cpp.uk **Thomas Szymkiw** 07564 580 300 thomas@ng-cs.com

PROPERTY MISDESCRIPTIONS AT 1991 All Agents and for the vendors or lessors of this property whose agents they are, give notice that 1. These particulars are prepared for the guidance only of prospective purchasers or tenants. They are intended to give a fair overall description of the property, but are not intended to one offer or contract. 2. Any information contained herein (whether in text, plants or photographs) is given in good faith, but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of the parts of the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of the parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only, 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property that is not intended to be a statement that any necessary planning, indiging regulations or other consents have been obtained and these matters must be verified by any intending purchaser or tenant. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. November 2025