



## Commercial Unit in Popular Location 16,761 Sq Ft (1,557.1 Sq M)

- 2 Level Access Loading Doors
- Shared Secure Yard
- Approx 2 miles from J28, M1

# Commercial Unit in Popular Location

## 16,761 Sq Ft (1,557.1 Sq M)

### Location

The unit is situated on the Meadow Lane Industrial Estate in Alfreton and is well positioned for access to Junction 28 of the M1 motorway, with the A38 located approximately two miles away.

The estate also benefits from convenient public transport links, being approximately 0.3 miles from Alfreton railway station and nearby bus stops. The area is well served by local amenities including the Rail Sidings Café.

Nearby occupiers include Howdens, Collis Engineering and Jewson, among others.

### Description

The property comprises a terraced industrial/warehouse unit with associated office and welfare facilities. The warehouse provides clear span accommodation, and the property benefits from a secure shared yard with separate parking provision for 14 cars.

Property Key Features Include:

- 5.33m Internal Eaves
- 2 Level Access Loading Doors
- LED Lighting
- Three Phase Power
- 2 Storey Office Accommodation
- Kitchen
- WC / Shower

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	13,687	1,271.52
First Floor Office/Amenity	1,537	142.79
Ground Floor Office/Amenity	1,537	142.79
<b>TOTAL</b>	<b>16,761 SQ FT</b>	<b>1,557.1 SQ M</b>

### Terms

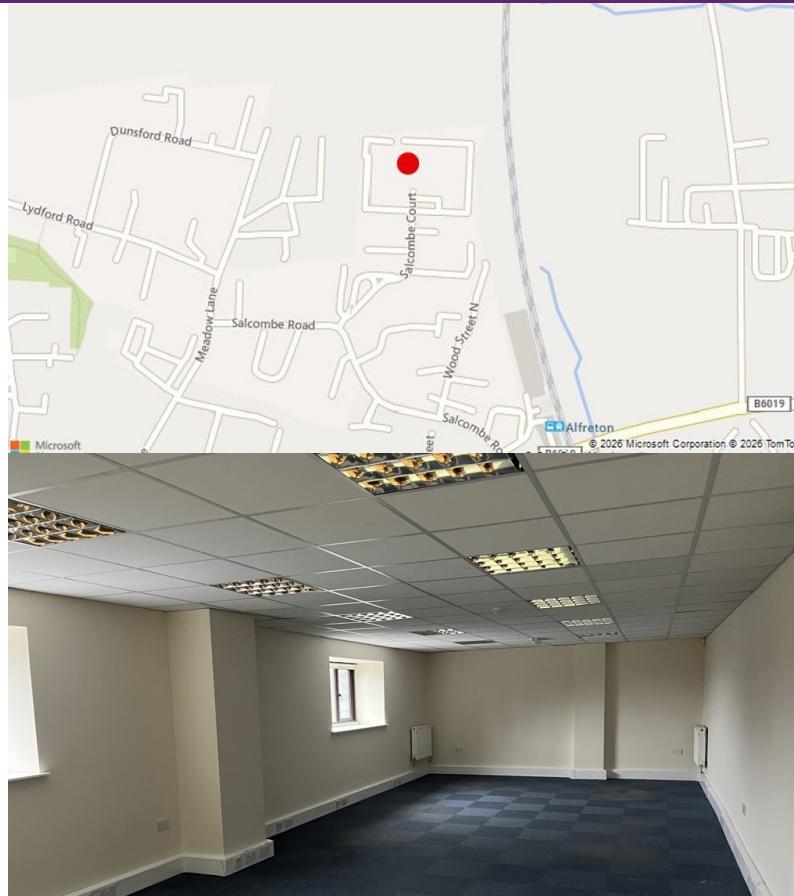
The property is offered for sale at a price of £1.3 million. Consideration may be given to a new lease on full repairing and insuring terms on a rent to be agreed.

### VAT

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

### EPC Rating

The EPC rating for the property is C-61.



### 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  
Brodie Faint Jemmima Guy-Clark  
T: 0115 896 6611 T: 0115 896 6611  
M: 07516 770513 M: 07986 132 559  
E: [brodie@cpp.uk](mailto:brodie@cpp.uk) E: [jemmima@cpp.uk](mailto:jemmima@cpp.uk)

February 2026