



# ECCLESBOURNE PARK INDUSTRIAL ESTATE

**TO LET**  
**INDUSTRIAL / WAREHOUSE UNITS**  
**4,324 - 12,978 SQ FT (402 - 1,205 SQ M)**

Cotes Park Lane, Alfreton • DE55 4RF

TO BE REFURBISHED



# LOCATION

Ecclesbourne Park is located on the Cotes Park Industrial Estate, a well established industrial distribution location which is accessed directly off the A38 providing dual carriageway access to J28 of the M1. Mansfield is approximately 9 miles away and both Derby and Nottingham are 16 miles away.

## ECCLESBOURNE PARK IE



INDICATIVE IMAGE

# SPECIFICATION



Clear span warehouse accommodation



Large circulation areas and generous parking



Full height roller shutter door



LED lighting

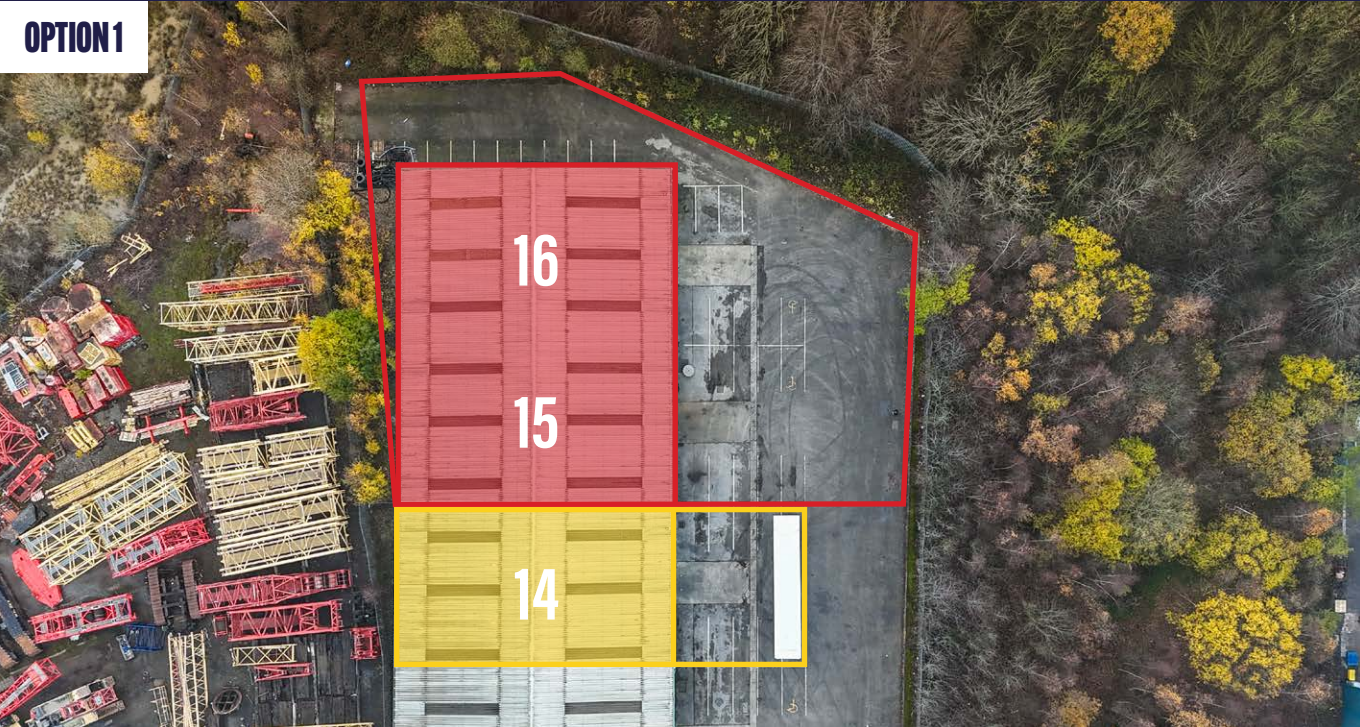


Fitted WC block and kitchenette



Gated self contained yard

OPTION 1



OPTION 2



## DESCRIPTION

Terraced light industrial units of steel portal frame construction underneath a pitched roof, with part brick and block-work to elevations and insulated profile cladding above.

The units benefit from level access loading door, warehouse lighting and fitted WC block and kitchenette. Externally the unit has allocated parking. There is the ability to create self contained yard for Units 14-16 or 15-16.

## ACCOMMODATION

| OPTION 1     | SQ FT | SQ M  |
|--------------|-------|-------|
| Unit 14      | 4,324 | 401.7 |
| Unit 15 & 16 | 8,654 | 804.0 |

| OPTION 2        | SQ FT  | SQ M    |
|-----------------|--------|---------|
| Unit 14,15 & 16 | 12,978 | 1,205.7 |

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### TERMS

Available on request.

### BUSINESS RATES

Available on request.

### RENT

Available on request.

### SERVICE CHARGE

Available on request.

### EPC

Available on request.

**iboxproperty.com**

### VIEWINGS

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



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