

**iBOX**

**ECCLESBOURNE PARK  
INDUSTRIAL ESTATE**

**TO LET**  
**INDUSTRIAL / WAREHOUSE UNIT**  
**4,501 SQ FT (418 SQ M)**

Cotes Park Lane, Alfreton • DE55 4RF

**UNIT 7**



## 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.



## ACCOMMODATION

The property provides the following approximate gross internal floor areas:

UNIT	SQ FT	SQ M
7	4,501	418



## DESCRIPTION

End terrace light industrial unit of steel portal frame construction underneath a pitched roof, with part brick and blockwork to elevations and insulated profile cladding above.

The unit benefits from level access loading door, warehouse lighting and fitted WC block and kitchenette. Externally the unit has allocated parking.

## SPECIFICATION

- Clear span warehouse accommodation
- Large circulation areas and generous parking
- Full height roller shutter door
- LED lighting
- Fitted WC block and kitchenette

## BUSINESS RATES

Available on request.

## SERVICE CHARGE

Available on request.

## EPC

EPC B43 (valid until 04/11/2035).

## VIEWINGS

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



**Brodie Faint**  
07516 770513  
brodie@cpp.co.uk



**Crobin Archer**  
07929 716 330  
corbin.archer@fhp.co.uk

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