



## ALFRETON TRADING ESTATE

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

Alfreton Trading Estate • DE55 4LS

# UNIT 3



## LOCATION

The property is situated on a well established Alfreton Trading Estate on the Derbyshire / Nottinghamshire border, 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 has undergone a full refurbishment and 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

Available on request.

## VIEWINGS

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



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