



ALFRETON TRADING ESTATE

TO LET
INDUSTRIAL / WAREHOUSE UNITS
7,696 - 23,064 SQ FT (PLUS 1,039 SQ FT
OF MEZZANINE STORAGE*)

Alfreton Trading Estate • DE55 4LS

UNIT 5/5A/5B



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.



INDICATIVE IMAGE

ACCOMMODATION

The property provides the following approximate gross internal floor areas:

AREA	SQ FT	SQ M
Unit 5	7,696	715
Unit 5A/5B	15,368	1,427
Mezzanine (5A/5B)	1,039	96
Total	23,064	2,143

DESCRIPTION

Unit 5 comprises a self-contained, three-bay, single-storey industrial/warehouse unit. The property is to undergo refurbishment and is available either as a whole or split into smaller units. The property benefits from level access loading doors, warehouse lighting, office accommodation, and staff welfare facilities. The unit sits within a self-contained gated site. Should the property be split, each unit will be allocated its own external yard, parking, and storage area

SPECIFICATION

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



INDICATIVE IMAGE

BUSINESS RATES

Available on request.

SERVICE CHARGE

Available on request.

EPC

To be reassessed post works.

VIEWINGS

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



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