Prime M1 J28/A38 Warehouse/Industrial Building

High quality facility positioned upon a large fenced and gated site

| TO LET

Garnham Close

ALFRETON, DE55 4QH

58,812 Sq Ft

(5,463.63 Sq M)

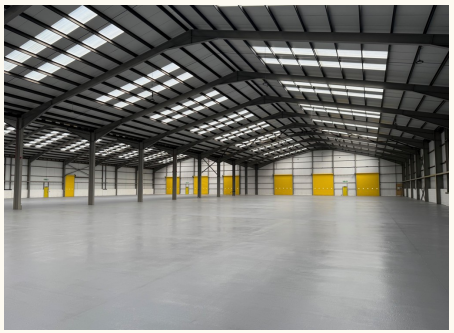
QUOTING TERMS

£525,000
Per Annum







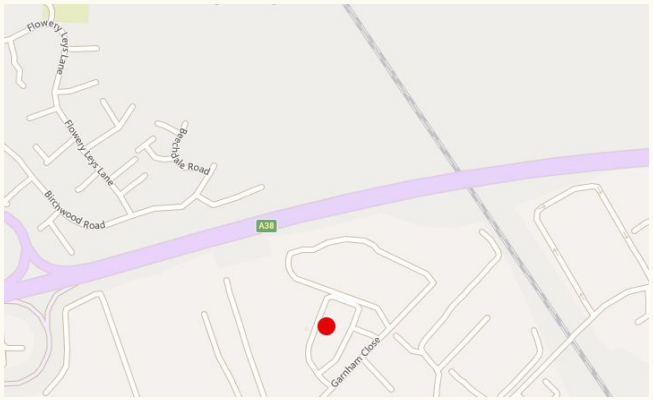


Garnham Close
Alfreton, DE55 4QH

LOCATION

Garnham Close forms part of the established and popular Cotes Park Industrial Estate on the edge of Alfreton, benefitting from superb access to J28 of the M1 (2 miles East) and Derby (15 miles SW) via the dualled A38 which continues to Birmingham (64 miles SW).

The location is popular with numerous established and expanding businesses taking premises here including Slimming World, Eurocell, DHL, Recticel and Lear Corporation.



DESCRIPTION

The building comprises a two-bay steel portal frame unit that will be substantially refurbished to provide a high-grade logistics and industrial facility with a modern profile upon a large site. The unit benefits from substantial front and rear yards to provide low site density.

Key features to include:
New roof and cladding
New floor finish
LED warehouse lighting
9 dock level access loading doors to the front
6 level access loading doors to the rear
Refurbished office and welfare accommodation
Large fenced and gated concrete surfaced yard (1.88 acres to rear and 1.13 acres to front)

ACCOMMODATION

Area	Sq M	Sq Ft
Warehouse	5,381.98	57,933
GF Offices / Ancillary	81.66	879

TERMS & INFORMATION

Terms

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £525,000 per annum.

EPC Rating

EPC Available upon request

VAT

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

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding are required from any purchaser or lessee.

Further Information

cpp.uk

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