

# TO LET 10 CLOVER NOOK ROAD ALFRETON, DE55 4RF



## **DETACHED WAREHOUSE/INDUSTRIAL PREMISES 68,689 sq ft** (6,381 sq m) (Approx. Total Gross Internal Area)

- Two storey offices
- 8m internal haunch height
- Three ground level loading doors
- 79 car parking spaces

#### LOCATION

The property has a gated entrance off Clover Nook Road within the established Cotes Park Industrial Estate in Alfreton. The estate is well located for Junction 28 of the M1, which is approximately 2 miles west via the A38. Alfreton is approximately 15 miles north of Derby, 17 miles northwest of Nottingham, and 30 miles south of Sheffield.

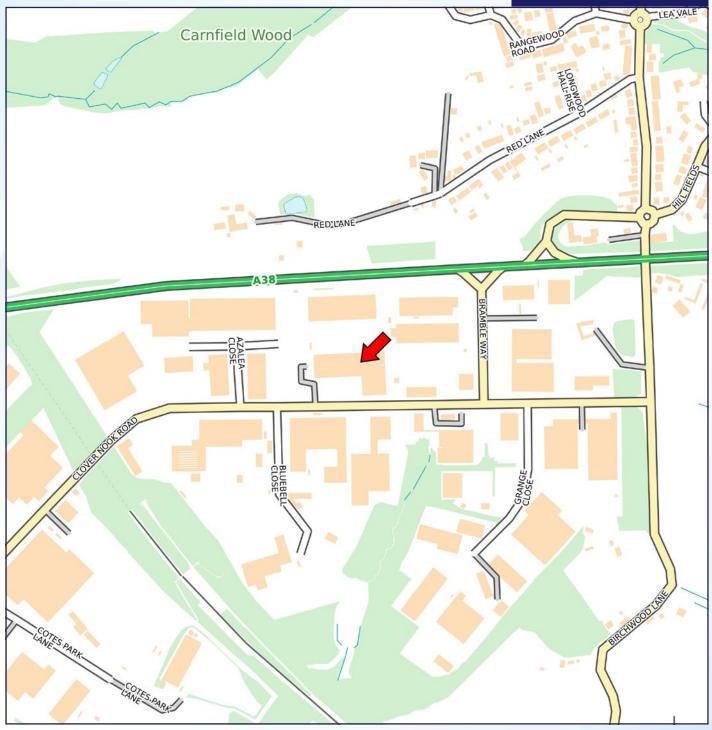
#### **DESCRIPTION**

The property comprises a detached warehouse/industrial unit built of steel portal frame with brick and blockwork elevations and profile metal sheet cladding.

The warehouse is fitted with heating, lighting, sprinklers, a power supply of 500 kVA and two 5 tonne cranes. Loading is provided from two yard areas via a total of three ground level roller shutter doors. The internal height to the haunch in the warehouse is 8m.

Two-storey office and ancillary accommodation is at the front of the property with parking for approximately 79 cars.

### **POSTCODE: DE55 4RF**



#### ACCOMMODATION

	SQ M	SQ FT
Warehouse	5,621.67	60,511
Two storey office & ancillary	759.72	8,178
TOTAL Approx. Gross Internal Area	6,381.39	68,689

#### TENURE

A new lease is available for a term of years to be agreed.

#### RENTAL

**Contact the Agents** 

#### **BUSINESS RATES**

The property will need to be assessed for business rates purposes.

#### **SERVICES**

The agent has not tested and apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order of fit for their purpose. Interested parties are advised to obtain verification from their solicitor or surveyor.





#### **PLANNING**

Interested parties are advised to make their own enquiries to the local planning authority.

#### **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in any transaction.

#### **ENERGY PERFORMANCE CERTIFICATE (EPC)**

The property will be assessed following completion of the refurbishment works.

#### VAT

All prices quoted are exclusive of VAT, which may be chargeable at the prevailing rate.

#### **MONEY LAUNDERING**

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

#### **VIEWING** Strictly via sole agents

Matthew Tilt matthew.tilt@harrislamb.com 07834 626 172

**Andrew Groves** andrew.groves@harrislamb.com 07966 263 287

SUBJECT TO CONTRACT Ref: T2020 Date: 03/24

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