
Birchwood Way | Cotes Park Industrial Estate
Somercotes | Alfretton | Derbyshire | DE55 4QQ

Flexible Storage or Potential Production Space with Two Storey Offices on a Large Secure Site

Approx. 818.05m² (8,805ft²) on 1.12 acres



- Great location – moments from A38 & J28 M1
- Rare chance to rent a large fenced and gated site plus unit
- To be refurbished
- Two storey offices and ancillary
- Clear span workshop, production or storage space



To Let



Location

Set just off the A38 at Alfreton, the unit forms part of the established and popular Cotes Park Industrial Estate, positioned within moments of the A38 and Junction 28 of the M1 motorway. Therefore, the unit also benefits from quick access to Derby as well as the M1.

The Opportunity

A rare chance to lease a small unit, to be refurbished, benefitting from good quality two storey offices with a distinct advantage of sitting on a large securely fenced and gated site.

The Property

In detail the specification of the building includes the following, with planned refurbishment due to start shortly, to improve and augment still further all areas of the building:-

Office/Ancillary

- Two storey offices
- WC's and kitchen
- Heating and lighting throughout
- Part open plan/part cellular layout

Warehouse/Workshop

- Three full height roller shutter doors
- Currently partitioned in two separate bays
- Clear span space
- 4.5m eaves height

Externally

- Securely fenced and gated large site
 - Entire site approximately 1.12 acres
 - Part surfaced
-

Approx. 818.05m² (8,805ft²) on 1.12 acres



Accommodation

From measurements taken on site we calculate that the property has the following:-

Description	M ²	Ft ²
Warehouse	550.34	5,923
GF Offices	179.3	1,929
FF Offices	88.41	951
Total	818.05	8,805

(This information is given for guidance purposes only)

EPC

The EPC will be available after completion of the refurbishment works.

Rent

A new lease is available for a term of years to be agreed at an asking rent of:-

£57,500 per annum exclusive
(Fifty Seven Thousand Five Hundred Pounds)

Business Rates

From verbal enquires of the Valuation Office Agency we understand the following:-

Rateable Value: £20,750

(This information is given for guidance purposes only)

VAT

VAT will be payable upon the rent due.



For further information or to arrange to view please contact:

Tim Gilberton

T: 0115 841 1146

M: 07887 787 893

E: tim@fhp.co.uk

Chris Proctor

T: 0115 841 4798

M: 07747 464 770

E: chris@fhp.co.uk

Darran Severn

T: 01332 224 854

M: 07917 460 031

E: darran@fhp.co.uk



Fisher Hargreaves Proctor Ltd. 10 Oxford Street, Nottingham, NG1 5BG
North Point, Cardinal Square, 10 Nottingham Road, Derby, DE1 2QT

28/07/2020

Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 06/09. E&OE.