

UNIT 3

HOCKLEY WAY

NIX'S HILL | ALFRETON | DERBYSHIRE | DE55 7FA

PRIME INDUSTRIAL/
WAREHOUSE UNIT

42,019 sq ft
(3,903.67 sq m)

- Well positioned adjacent to A38
- Direct access to J28 M1
- A secure self contained site of 3.27 acres



FOR SALE | TO LET

LOCATION.

Unit 3 is opposite the Key Point development in Alfreton, set within a secure site adjacent to the A38 dual carriageway and the B600 Nottingham Road.

The unit forms part of the Nix's Hill Industrial Area which itself forms part of the wider Alfreton Industrial Area, an established and highly regarded industrial area popular with a wide variety of local, regional and national companies.

Its location adjacent to the A38 affords excellent access to Junction 28 of the M1, being approximately 3 miles north-east, with Derby City Centre being approximately 15 miles to the south-west with Nottingham approximately 16 miles to the south-east.



J28 M1
3 miles north-east



Derby
15 miles south-west



M18
26 mins north



Click here to view **Google map**



what3words: rams.levels.itself



DESCRIPTION.

Unit 3 is a self-contained industrial unit approximately 45 years old set within a fenced and gated site providing staff and visitor parking to the front as well as staff parking and service access to the rear.

The property is of steel framed construction under a low pitched roof incorporating an internal drainage system. It has been totally transformed in appearance having been over-clad with micro-rib cladding incorporating large glazing panels to the front and profiled steel cladding to the side and rear elevations.

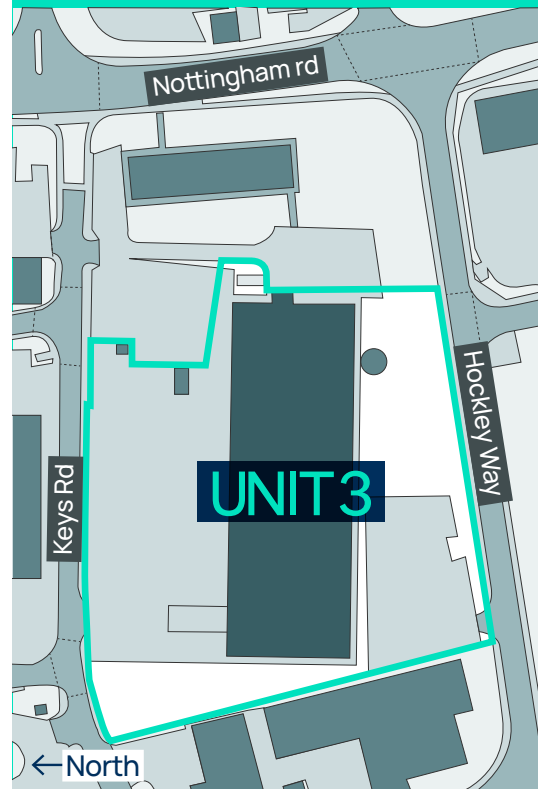
The internal refurbishment is impressive. The main visitor access is into a small reception lobby with shower room and meeting room off to one side. You then enter a large modern open plan office area with contemporary timber and cladding wall/ceiling coverings and modern lighting systems. To the rear of this are meeting rooms, store rooms and assembly areas and private office space with the managing directors office in an elevated position overlooking this space. This leads to a more basic 4 person office housing the accounts team and a small assembly area. The office based staff have their own canteen and breakout space with separate WCs.

From here the space flows to a large assembly area with 3.8m working height, a goods in area, cutting and printing areas. All have been fitted with new lighting, gas fired blower heating and the openings between each area fitted with rapid rise curtains.

A further staff canteen/breakout area is provided with WCs. A large section of the original concrete floor has been removed to create a full height goods in area (7.5m clear height) with automated up and over loading door (3.65m x 4m). Adjacent to this are two loading areas, one fully racked and one fitted with two automated loading doors (3.28m x 4.44m and 3.21m x 4.44m). A third staff canteen/breakout area and WC block is provided.

The front tarmac surfaced car park provides space for approximately 50 vehicles without hindering circulation. To the rear of the building is the principal service yard.

-  **Newly over-clad & refurbished**
-  **3 canteen & breakout spaces**
-  **Modern open-plan offices**



50
car parking
spaces



Up to
7.5m clear
height



3
loading
doors

ACCOMMODATION.

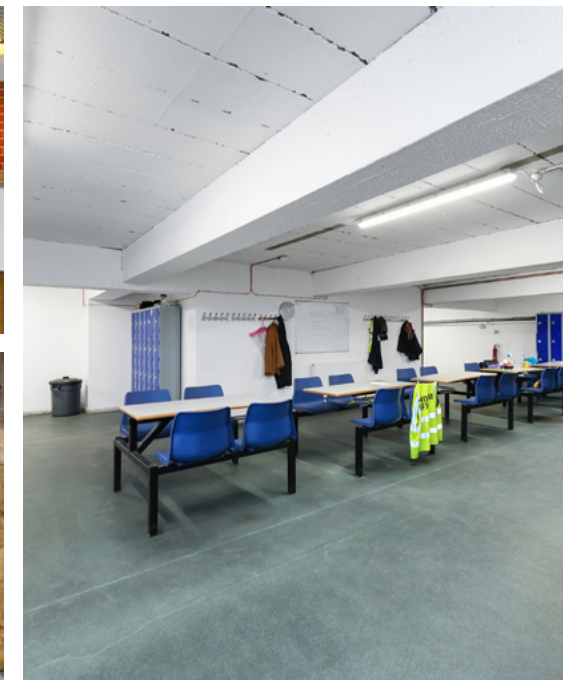
Floor areas have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition) as follows:

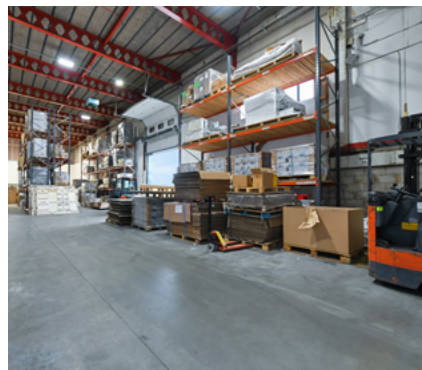
FLOOR AREAS

Overall GIA 3,903.67 sq m 42,019 sq ft

SITE AREA 1.32 hectares 3.27 acres







TENURE.

The property is currently occupied under an occupational lease.

A lease is in place to Storm DFX dated 30 November 2016 for a term of 10 years from 1 October 2016 ending 30 September 2026. The passing rent is £240,000pa. The property is let on a full repairing and insuring basis drafted without break incorporating conventional repair and alienation provisions. The tenant company changed their name to Once Upon A Time Activation Ltd in July 2023. It has an Experian score of 52 and is noted as being "Below Average Risk". For the period ending April 2024 it had a total net worth of £350,979.

We are offering the property for sale with vacant possession or on new lease terms.

VIEWING.

Strictly by prior appointment with the sole agents.

CONTACT.

Richard Sutton

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Charlotte Stegges

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EPC.

The property has an EPC rating falling within Band C until November 2032.

SERVICES.

We understand that all mains services are available and connected to the property. We have not undertaken any tests to ascertain their condition or capacity.

RATING.

Local Authority	Amber Valley Borough Council
Description	Warehouse & premises
Rateable Value	£91,500
Period	2025/2026

PRICE.

On application.

RENT.

On application.

VAT.

VAT will be applicable to the rent/price charged at the prevailing rate.

ANTI MONEY LAUNDERING POLICY.

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant/purchaser.

PROPERTY MISDESCRIPTION ACT: 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. October 2025.

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