

Detached industrial/warehouse unit with secure fenced yard close to J28 of the M1 motorway

2,599m²
(27,979ft²)

- Clear span warehouse accommodation
- Large securely fenced yard
- 2 x level access loading doors
- Easy access to A38/Junction 28 M1
- Undergoing refurbishment
- Available Q3 2023
- Rent £167,874 per annum



TO LET



Location



Gallery



Contact

Location

Amber Business Centre is a popular and well-established distribution and manufacturing estate located in Riddings, Alfreton. The estate is easily accessible to the A38 and A610 dual carriageways and thereby Junctions 26, 27 and 28 of the M1.

The Property

The property comprises a detached industrial/warehouse unit providing clear span accommodation with offices, kitchen and WC's. The premises also benefits from two level access roller shutter loading doors and a securely fenced yard to the front and rear.

The unit will benefit from a light refurbishment prior to occupation.

Accommodation

The property provides the following approximate gross internal floor area:

Unit	M ²	FT ²
Block 19	2,599	27,979

[These figures are guidance purposes only and Prospective Tenants are advised to make their own enquiries].





Business Rates

We note from the VOA website that the premises hold the following rateable value:-

£84,500

The current UBR is 51.2p, however, all interested parties are advised to make their specific enquiries with the local billing authority.

Service Charge

A service charge is payable for common areas and facilities on the estate, Further details are available on request.

Legal Costs

Each party is to be responsible for their own legal fees and all other professional costs incurred in the transaction.

Energy Performance Certificate

The EPC will be assessed on completion of the refurbishment works.

Planning

The building is intended for B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution) uses. Interested parties should make their own enquiries with Amber Valley Borough Council.



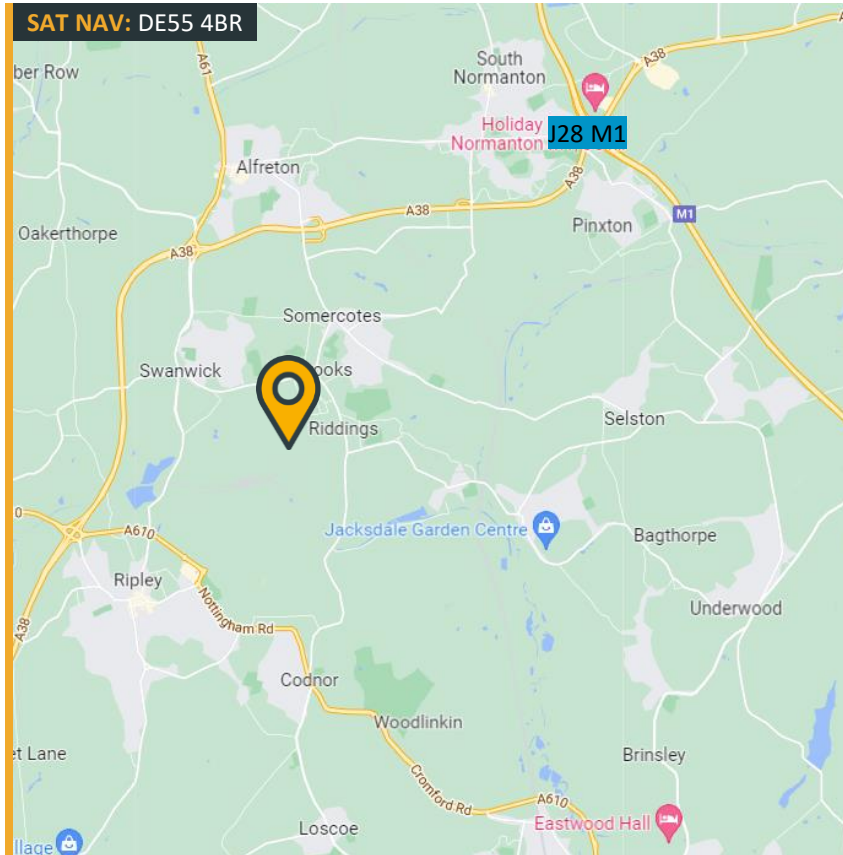
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Rent

The property is available to let on new lease terms for a term of 3-5 years at a rent of:-

£167,874 per annum

VAT

We confirm all figures quoted are exclusive of VAT, which is payable at the prevailing rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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05/01/2023

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.