

TO LET

10 CLOVER NOOK ROAD

COTES PARK INDUSTRIAL ESTATE, ALFRETON, DE55 4RF

harrislamb
PROPERTY CONSULTANCY



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

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 and a power supply of 500 kVA. Currently there are also decommissioned sprinkler tanks and two decommissioned 5 tonne cranes in situ. 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.

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

The property is available by means of an assignment of the existing lease expiring 20th August 2034 with a Break Date and Rent Review on 20th August 2029. An underlease or New Lease are available on terms to be agreed.

RENT

The passing rent is £515,000 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating B-49



PLANNING

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

VAT

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

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.

LEGAL COSTS

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



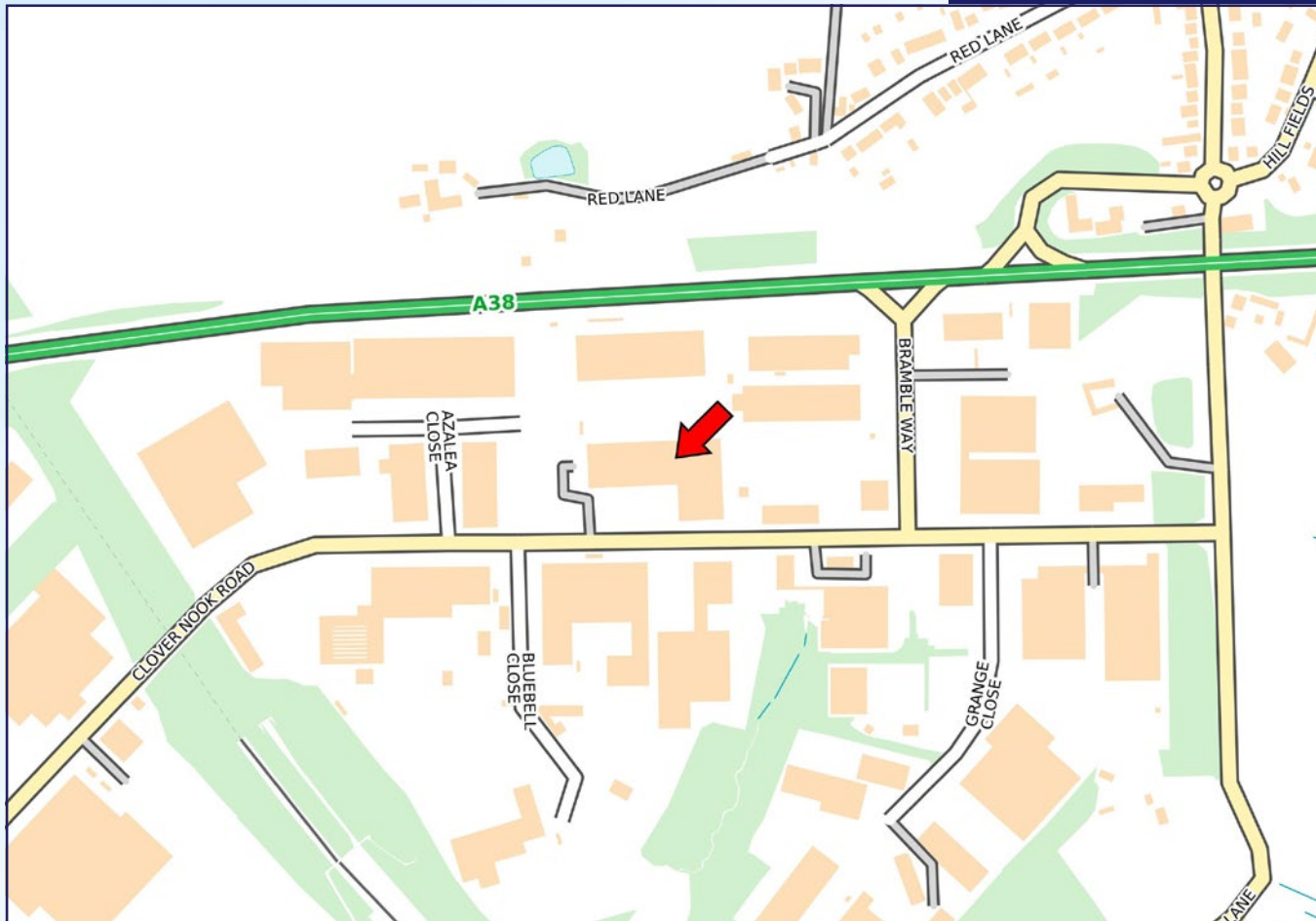
LOCATION

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.

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.

POSTCODE: DE55 4RF



VIEWING Strictly via the joint agents

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SUBJECT TO CONTRACT Ref: TR2020 Date: 12/25

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.