

Industrial/warehouse unit with large secure yard immediately available for occupation

2,599m²
(27,979ft²)

- Warehouse/production accommodation
- Large securely fenced yard
- LED warehouse lighting
- 2 x level access loading doors
- Easy access to A38/Junction 28 M1
- Established industrial estate
- Rent £182,000 per annum



TO LET



Location



Gallery



Video



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, WC's and a securely fenced yard to the front and rear. The premises benefits from the following specification:

- ❖ 2 level access roller shutter loading doors
- ❖ 3 phase power – 210 kVA
- ❖ LED warehouse lighting
- ❖ Roof lights
- ❖ Securely fenced yard
- ❖ Offices with suspended ceilings and lighting

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 their own enquiries].





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Business Rates

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

£95,000

The current UBR is 48.0p, 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 property has an Energy Performance Certificate rating of B50.

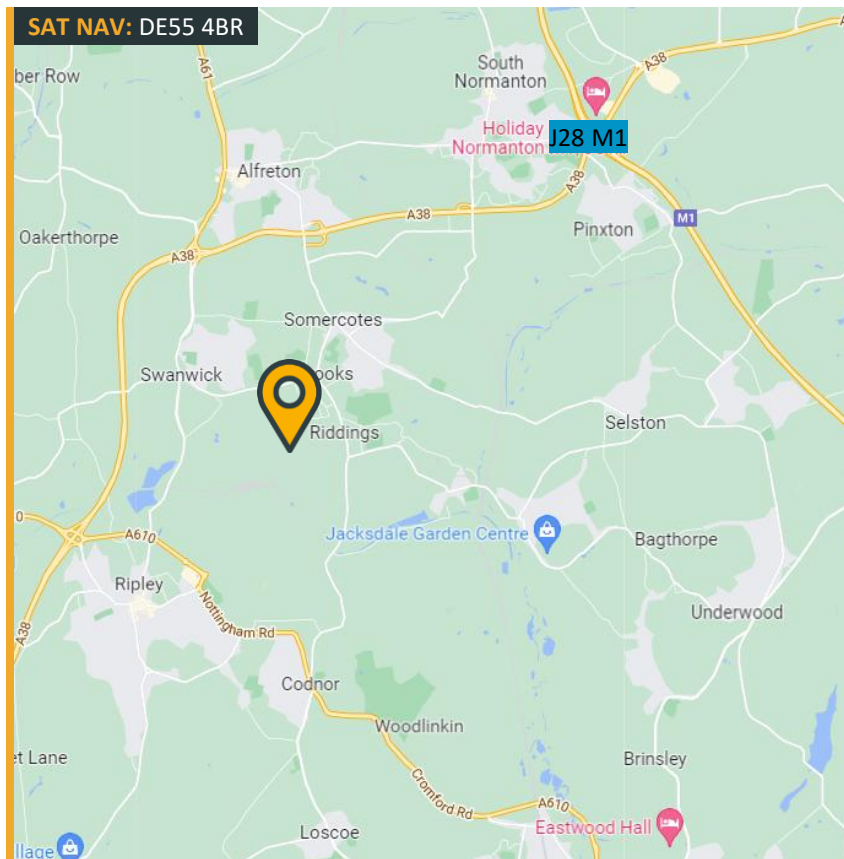
Planning

The building is intended for:

B2 (General Industrial)

B8 (Storage or Distribution)

Interested parties should make their own enquiries with Amber Valley Borough Council.



Rent

The property is available to let on new lease terms for a term to be agreed at a rent of:-

£182,000 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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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.