

8 Bluebell Close | Clover Nook Industrial Park | Somercotes | Alfreton | DE55 4RD

Freehold industrial/warehouse unit on a self-contained 5.5 acre site close to the A38/M1 Junction 28 (2 miles)

4,047m²
(43,564ft²)

- Large 2.2 hectare (5.5 acre) self-contained site
- Good quality warehouse accommodation across multiple bays with minimum 6.0 metre eaves
- 2 storey office accommodation with welfare facilities
- 9 level access roller shutter loading doors
- 3 phase power (1MVA)
- Guide price £3 million



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Location

The property is situated on Bluebell Close off Clover Nook Road within Clover Nook Industrial Park, an established commercial and distribution location off the A38 dual carriageway approximately 2 miles from Junction 28 of the M1 motorway.

The Property

The property comprises a detached industrial/warehouse building of steel portal frame construction with an insulated pitched roof. The warehouse accommodation is split over several bays and provides clear span warehouse/ manufacturing space.

There are two storey offices with reception entrance to the front of the building, providing a mixture of open plan and cellular accommodation with welfare facilities including WC's, shower room and kitchen.

The premises benefits from the following specification:

- 9 level access roller shutter loading doors
- 3 phase power (1MVA)
- Warehouse lighting
- Roof lights
- Minimum eaves height 6.04 metres rising to 7.32 metres
- Large secure yard with barrier entrance
- Offices with air conditioning, suspended ceilings and lighting
- Site area of 5.5 acres
- Large car park to the front of the building

Externally, the total site extends to 5.5 acres and comprises hard standing storage land. The perimeter of the site is secure and there is a barrier entrance from the access road.



Accommodation

The property provides the following approximate gross internal floor area:

	M ²	FT ²
Warehouse	2,720	29,279
Mezzanine	354	3,811
Offices	973	10,474
Total	4,047	43,564

(These figures are for guidance purposes only and prospective purchasers are advised to make their own enquiries)





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Aerial Photo





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Site Plan



This map is for illustration purposes only and a copy of the Title Plan is available on request.



Business Rates

We note from the Valuation Office Agency website that the property currently has an entry as follows:

Rateable value from 1st April 2026: £235,000

The current multiplier is 48.0p, however, all interested parties are advised to make their specific enquiries with the local billing authority.

Planning

We understand the property has planning for:

B2 (General Industrial)
and
B8 (Storage and Distribution)

Interested parties must rely on their own enquiries of the local planning authority, Bolsover District Council.

Energy Performance Certificate

The property has an Energy Performance Certificate rating of D(78).

Legal Costs

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



Location



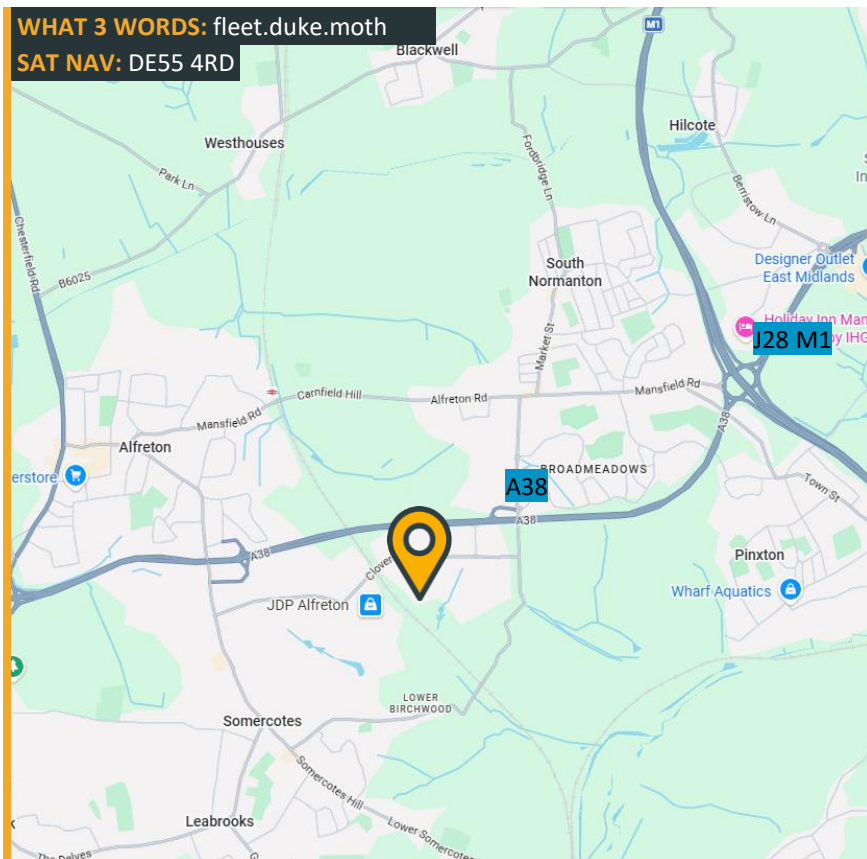
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WHAT 3 WORDS: fleet.duke.moth**SAT NAV:** DE55 4RD

Price

The property is available to purchase at a guide price of:-

£3,000,000
(Three million pounds)

VAT will be payable on the purchase price 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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05/03/2026

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