



Bays 7 & 8, Pilkington Building, Cotes Park Lane, Alfreton DE55 4PL

TO LET

2 X WAREHOUSE BAYS

**9,808 - 19,823 Sq Ft
(911 - 1,842 Sq M)**

DESCRIPTION

Two high storage bays within existing warehouse, available separately or together, with yard/parking, as outlined in blue on the plan. Vehicle access into each bay is provided by way of steel roller shutter doors with separate pedestrian access points. Each bay benefits from working gantry cranes. Dimensions: Bay 7 - 25.56m x 36.40m; Bay 8 - 25.033m x 36.40m; Eaves - 10.3m to portal haunch.

Additional external storage, as hatched blue on the plan, available by separate negotiation.

- ✓ 2 x high bays within existing warehouse
- ✓ Available separately or together
- ✓ Secure site with allocated yard and car parking
- ✓ Situated within popular Cotes Park Industrial Estate
- ✓ Easy access to Junction 28 of M1 (circa 2 miles)
- ✓ Additional external storage available by negotiation



LOCATION

Cotes Park Industrial Estate is a well established industrial area in Alfreton, easily accessible from the A38 (less than half a mile to the north). The A38 provides access to Junction 28 of the M1 approximately 2 miles to the east. The available accommodation has a gated entrance off Birchwood Way.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Bay 7	10,015	930
Bay 8	9,808	911
Total	19,823	1,842

VAT

VAT will be applicable to the rent at the prevailing rate.

LEGAL COSTS

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

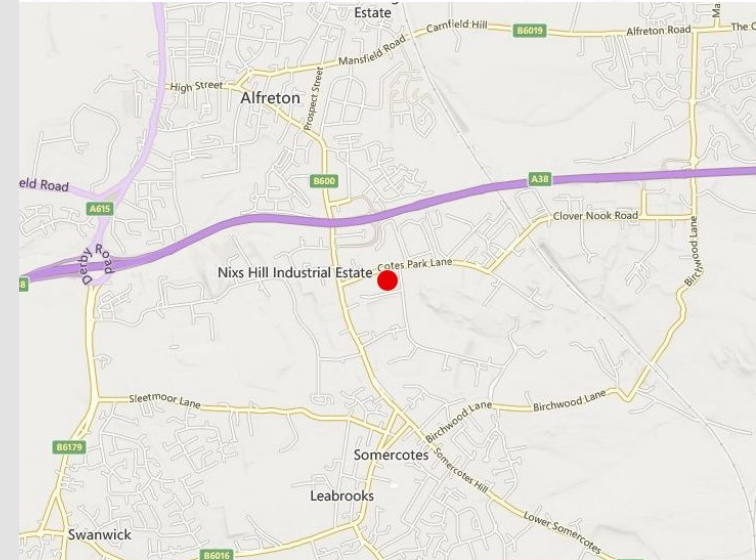
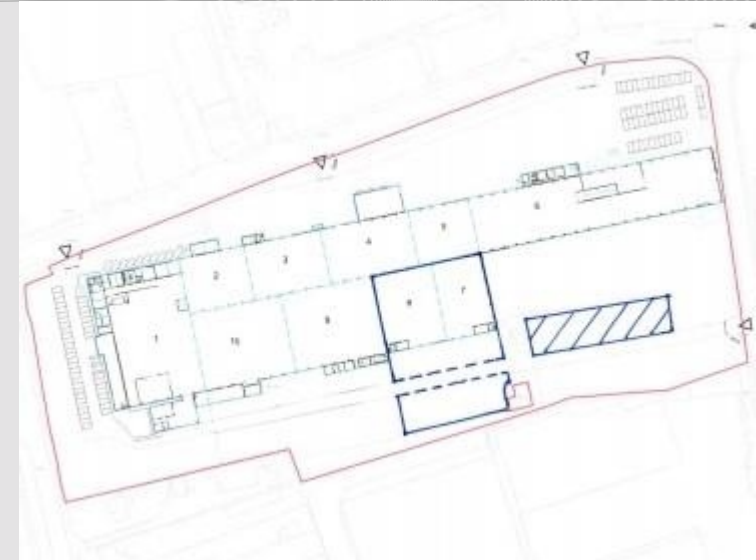
BUSINESS RATES

To be reassessed.

TERMS

Available to let upon a sublease for a term to be agreed (expiring no later than 23 May 2027). Guide Rent: £50,000 pax per bay (circa £5 per sq ft pax).

EPC N/A



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Regulated by RICS 20-Feb-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Andrew France
07548 706333
afrance@lsh.co.uk