



TO LET

Warehouse/production unit with high quality offices

Unit 2/2A, Alferton Trading Estate

Alferton, Derbyshire DE55 4LS

2,879.70 sq m (31,000 sq ft)



- Modern warehouse unit on secure site
- 6m eaves
- Full height ground level loading doors
- Convenient access to A38 & J28 M1
- Flexible lease terms



NG Chartered Surveyors

Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



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LOCATION

The unit occupies a prominent position at the head of Wimsey Way in the heart of the Alferton Trading Estate, one of Alferton's most popular and well known industrial locations.

The Alferton Trading Estate is readily accessible from both Alferton Town Centre and the A38 leading to Junction 28 of the M1 motorway to the east and to Derby City Centre to the west.

DESCRIPTION

Unit 2/2A is a detached, single-storey, self-contained industrial/warehouse with integral office and staff welfare facilities. Located to the front of the unit and to the side are a number of surfaced parking bays, as well as canopied loading area.

Height to the underside of the eaves is approximately 6m.

The unit sits within a fully fenced and gated site.

ACCOMMODATION

The property has the following approximate gross internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

2,879.70 sq m (31,000 sq ft) plus canopy

SERVICES

Mains supplies of gas, water and electricity are available and connected to the property, but we can provide no warranty with regard to the capacity or connectivity.

TOWN & COUNTRY PLANNING

The property has an established and authorised use for Classes B1, B2 and B8 (now Class E) of the Town & Country Planning (Use Classes) Order amended September 2020.

EPC

The property has an EPC within Band 'D' which expired in 2018. A new EPC is currently under production.

BUSINESS RATES

Charging Authority:	Amber Valley Borough Council
Description:	Warehouse & Premises
Rateable Value:	£79,000
Period:	2021/22

TENURE

The unit is available to let by way of a new full repairing and insuring lease, the length of which is open to negotiation.

RENT

The commencing rental will be **£175,000 per annum**.

Rent is payable quarterly in advance on the usual Quarter Days by Bankers Standing Order.

SERVICE CHARGE

A nominal service is payable by all occupiers on the Alferton Trading Estate in respect of the upkeep and maintenance of common areas, communal signage and landscaping.

VAT

The rent and service charge are subject to VAT, charged at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

VIEWING

Strictly by appointment with the sole marketing agents.



SUBJECT TO CONTRACT

Viewing by prior appointment only

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0115 989 7094
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