

TO LET

Warehouse / Industrial Premises

Unit 2 Birchwood Way, Cotes Park Industrial Estate,
Somercotes, Alfreton, Derbyshire DE55 4QQ

CELEBRATING **25** YEARS OF PROPERTY
CONSULTANCY



Rent: £45,500 p.a.x.

- Well maintained industrial warehouse with self-contained loading and storage yards to the front and rear.
- The property provides a Gross Internal Area of approximately 981.7 m² / 10,567 sq.ft.
- Includes high quality two-storey office accommodation.
- Features excellent roller shutter access, rear external storage yard and three phase electrics.



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Location

The property is located on Birchwood Way, a principal estate road within the popular Cotes Park Industrial Estate.

The estate is accessed directly off the A38 providing dual carriageway access to Junction 28 of the M1 Motorway, 2 miles North East. The A38 also provides direct access to Derby, which is located approximately 16 miles to the South West of the property.

The location provides excellent access to the National Trunk Road Network and the nearby Towns of Alfreton, Somercotes and Ripley offer a good range of labour supply.

Description

The property comprises a steel portal frame warehouse offering a minimum eaves height of approximately 3.4m. The property is located within a self-contained and securely fenced site providing loading and storage yards to the front and rear of the property connected by a delivery access to the side of the property.

Internally the property provides a large warehouse area and well proportioned office and staff facilities (located on the front elevation). The offices are of a high specification and include reception and meeting room facilities.

Roller shutter access is provided to both the front and rear elevations of the warehouse. The rear elevation has a large electrically operated roller shutter door providing access onto rear loading and a storage yard.

The internal specification of the property includes 3-phase electricity, concrete floor and sodium pendant lighting to the warehouse, wall mounted electric heating in the offices and an intruder alarm system.

Accommodation

Total Gross Internal Area 981.7 m² / 10,567 sq.ft.

Services

It is understood that all mains services are connected to the property.

Rates

We understand that the property has a Rateable Value of £34,500. Interested parties are advised to confirm this figure with Amber Valley Borough Council.

Lease Terms

The premises are available by way of a new full repairing and insuring lease for a flexible term of years subject, where appropriate, to 3 or 5 yearly rent reviews.

Rent

The premises are available to rent at £45,500 per annum exclusive of rates and all other outgoings.

VAT

VAT is applicable on this transaction at the prevailing rate.

Energy Performance Certificate

The property has an EPC assessment of E108.



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Legal Costs

Each party will be responsible for their own legal costs incurred in connection with any transaction.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

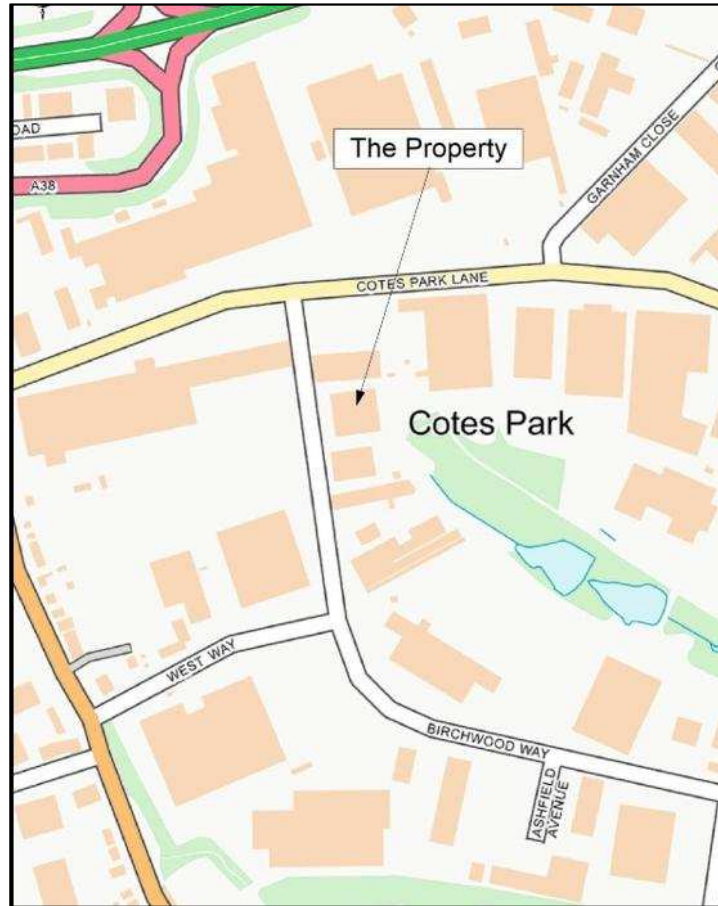
Viewings

Viewing is strictly via prior appointment with Salloway:-

Tel: 01332 298000
Email: hberesford@salloway.com

Alternatively, contact our joint agent, Innes England:-

Tel: 01332 296396
Email: derby@innesengland.com



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