

AMBER BUSINESS CENTRE

GREENHILL LANE / RIDDINGS / ALFRETON / DERBYSHIRE / DE55 4BR

LIGHT INDUSTRIAL / WAREHOUSE ACCOMMODATION • TO LET

624ft² to 47,240ft²

[58 m² - 4,389 m²]

- » IMMEDIATELY AVAILABLE
- » 24 HOUR ACCESS
- » SECURE SITE
- » EXCELLENT ACCESS TO THE M1
- » FLEXIBLE AGREEMENTS*

*SUBJECT TO TERMS AND CONDITIONS

AMBERBUSINESSCENTRE.CO.UK

AMBER BUSINESS CENTRE

- » **VIEW TODAY, OCCUPY TOMORROW**
- » **FLEXIBLE LEASE TERMS**
- » **INCENTIVES AVAILABLE**
- » **FULLY FITTED UNITS**

01. LOCATION

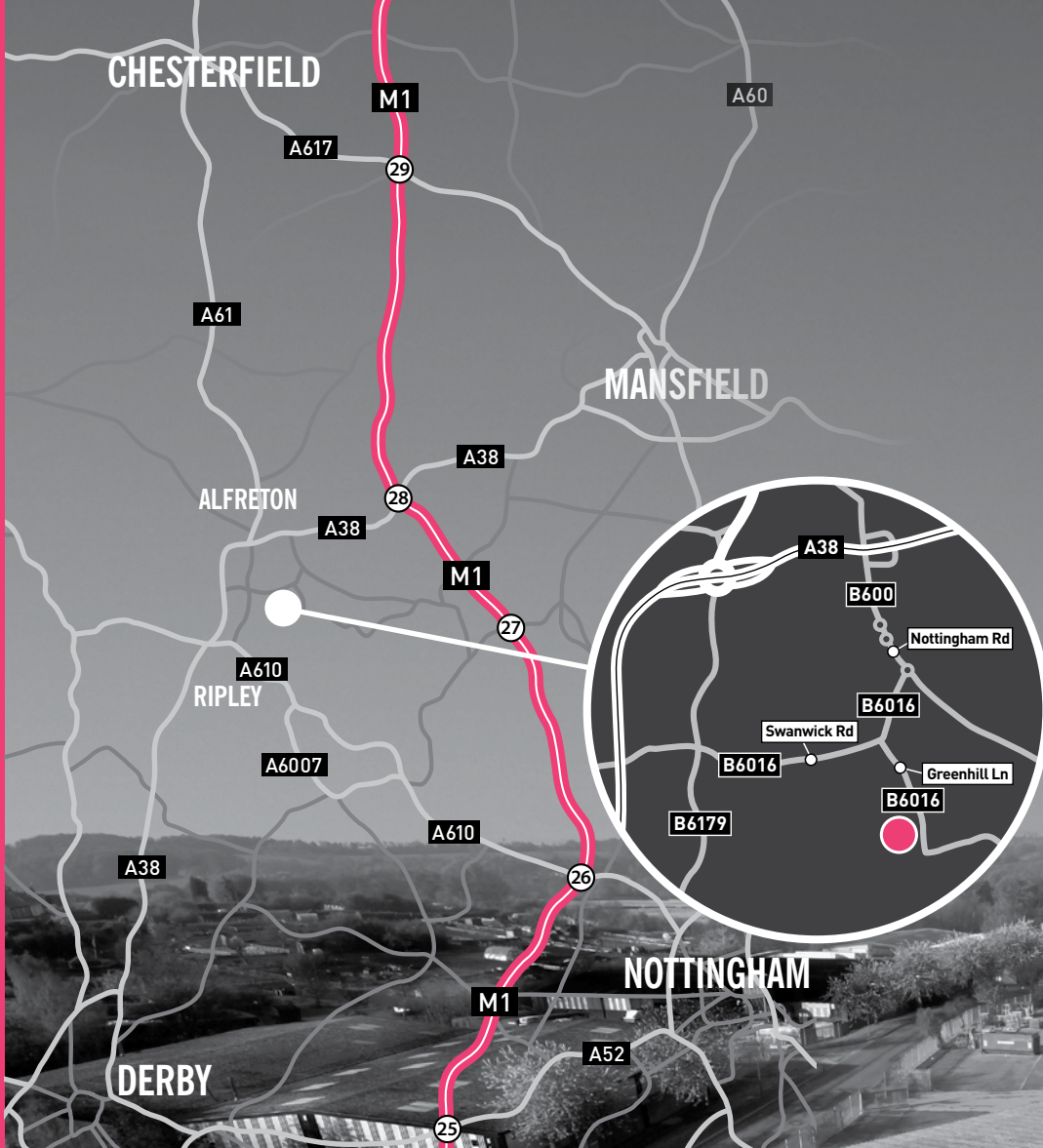
Amber Business Centre is a popular and well established distribution and manufacturing estate located in Riddings, Derbyshire. The site is situated approximately 17 miles north-east of Derby and 19 miles north-west of Nottingham. The estate is easily accessible from Alfreton Town Centre, the A38 and A610 dual carriageways, and junction 26, 27 and 28 of the M1.

02. AVAILABLE ACCOMMODATION

- New and refurbished units available
- Units which range in size from 624 ft² [58 m²] to 47,240 ft² [4,389 m²]
- Detached, semi detached and terraced industrial units
- Suitable for a variety of uses falling within the B1, B2 and B8 use classes
- Steel roller shutters doors
- Lighting and WC facilities
- Secure site with 24 hour access
- Excellent car parking
- Ample loading and circulation space
- Mains services include 3-phase electricity, mains water and drainage







SAT NAV: **DE55 4BR**

IMPORTANT NOTICE:

These details were compiled in May 2014 and whilst every reasonable effort has been made by Fisher Hargreaves Proctor to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("information") may be relied upon as a statement of representation of fact. Fisher Hargreaves Proctor nor its Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Fisher Hargreaves Proctor or the seller/lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer, lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. Design by carve-design.co.uk 11452

03. TERMS

The units are available to let by way of a new lease on terms to be agreed. Flexible terms are also available.

04. RENTS

For further details on quoting terms, to arrange a viewing and for further information on service charge, please contact the sole agent.

05. TRAVEL DISTANCES & TIMES

Destination	Miles	Time
A38	2	6 min
M1 [J28]	4.5	9 min
Derby	17	27 min
Nottingham	15	32 min
East Midlands Airport	27	36 min
Sheffield	35	47 min
Birmingham	64	1hr 13 min

06. VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

AMBER BUSINESS CENTRE

FURTHER INFORMATION

For further information, please contact the letting agents:



TIM RICHARDSON
M: 07876 396 007
E: timr@fhp.co.uk
DARRAN SEVERN
M: 07917 460 031
E: darran@fhp.co.uk

Availability & Pricing Schedule

Unit	Area M ²	Area FT ²	Rent PA
3.2	877	9,445	£35,500
5	3,754	Up to 40,404	Rent on application



For further information please contact:-

Anthony Barrowcliffe

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Darran Severn

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E: darran@fhp.co.uk

For further information please visit www.amberbusinesscentre.co.uk