

# TO LET

## Modern Industrial Unit

15/16 Ecclesbourne Park, Clover Nook Road, Cotes Park Industrial Estate, Somercotes, Alferton, DE55 4RF



- Modern industrial unit with office accommodation.
- Gross Internal Area: **800 sq.m / 8,608 sq.ft.**
- Established industrial estate location.
- Deep forecourt providing excellent parking and circulation.
- Good transport links to the A38/M1 at Junction 28.

**RENT: £6.77 per sq.ft. P.A.X.**

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200232**

## Location

Cotes Park Industrial Estate is strategically located on Clover Nook Road, close to Junction 28 of the M1 motorway and the A38 trunk Road.

The M1 provides excellent north and southbound connections. The adjacent A38 offers direct access westwards towards Derby, the A50 and the West Midlands, and eastwards to Mansfield and the A1.

The area is a recognised and established location for industrial and trade-counter occupiers in the Alfreton and wider Derbyshire region.

## Description

The property comprises a mid and end terrace industrial unit of steel portal framed upper elevations and block brick lower elevations beneath a profiled steel roof.



The unit provides open span warehouse with office and boardroom accommodation, kitchen and WC facilities.



The warehouse benefits from concrete floors, highbay LED lights, two no. roller shutter doors (4.0m x 4.25m) and a minimum eaves height of 5.0 metres. The offices have carpeted floors, suspended ceilings and painted plaster walls.

The unit has a generous provision of tarmacadam car parking to the front and side.

## Planning

The unit has permission for B2, general industrial and B8 Storage.

## Accommodation

The unit has the following (approximate) Gross Internal Area (GIA) :

Description	sq mtrs	sq ft
Warehouse	800.0	8,608
<b>Total Net Internal Area:</b>	<b>800.0</b>	<b>8,608</b>



## Services

Three-phase electricity, water, gas (Unit 16) and drainage are connected to the property.

## Rental

£6.77 per sq.ft. per annum exclusive of rates and all other outgoings.

## Rates

The property has a rateable value of £36,000 as of the 2023 VOA rating.



## Tenure

The property is available as an assignment of the existing lease. The lease started 01/08/2023 and runs until 01/08/2033. The lease is drawn upon full repairing and insuring terms and the rent passing is £58,307 per annum exclusive and is payable monthly. There is a tenant-only break clause 01/08/2028.



The property may be available by way of sub-letting. Sub-letting terms are available upon request.

## VAT

VAT is applicable at the prevailing rate.

## Service Charge

A service charge is payable towards site maintenance and repair of all common external areas, landscaping and estate roads.

## Insurance

The landlord insures the premises and re-charges the annual premium to the tenant.

## Legal Costs

Each party is to be responsible for their own legal charges in the transaction.

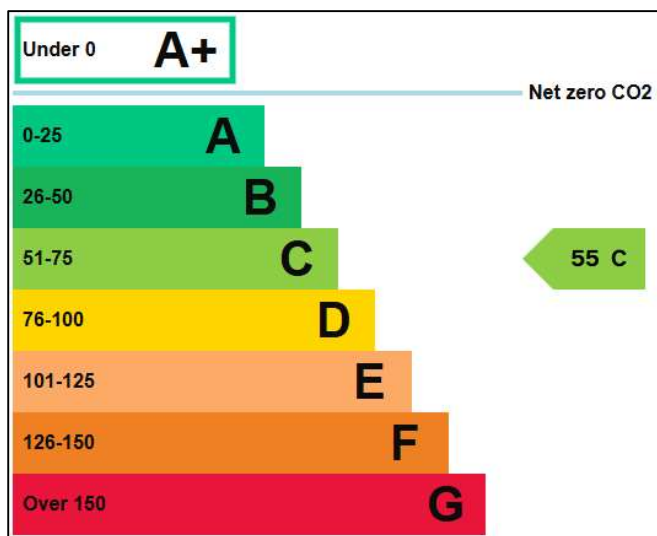
## Timings

The unit is available immediately.

## Deposit

A deposit may be required.

## EPC



## Viewing

Viewing is strictly via appointment with

Sole Agents:

**David Brown Commercial**

**Tel:**

**01332 200232**

**Email:**

[enquiries@davidbrownproperty.com](mailto:enquiries@davidbrownproperty.com)

## Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID will be required from the successful lessee.



#### IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

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