

TO BE REFURBISHED



Warehouse/Industrial Building to be refurbished to provide high quality facility on a large secure site
Circa 60,496 sq.ft. (5,620 sq.m) on 2.80 acres

- Refurbishment programme will create prime logistics or industrial building
- Two-bay detached unit with large yard upon a secure site
- Dock and level access loading
- Rapid access to A38 and J28 of the M1 Motorway.
- Anticipated delivery Q1 2022.

Prime Industrial/Distribution Unit – To Let

60,496 sq.ft. (5,620 sq.m) on 2.80 acres

Location

Garnham Close forms part of the established and popular Cotes Park Industrial Estate on the edge of Alfreton, benefitting from superb access to J28 of the M1 (2 miles East) and Derby (15 miles SW) via the dualled A38 which continues to Birmingham (64 miles SW).

The location is popular with numerous established and expanding businesses taking premises here including Slimming World, Eurocell, DHL, Recticel and Guildford Europe.

Description

The building is a two-bay steel portal frame that will be substantially refurbished to provide a high-grade logistics and industrial facility with a modern profile upon a large site of 2.8 acres. Key features to include:

- New roof and cladding
- LED warehouse lighting
- 9 dock level access loading doors to the front
- 2 level access loading doors to the rear
- Refurbished office and welfare accommodation
- Large fenced and gated concrete surfaced yard

Accommodation:

The premises have been measured to provide the following approximate GIA:

Accommodation	Sq m	Sq ft
Warehouse	5,462	58,796
GF Offices/Ancillary	158	1,700
Total	5,620	60,496

The above is indicative at this time and a full re-measure will take place upon completion of the refurbishment.

Rent & Terms

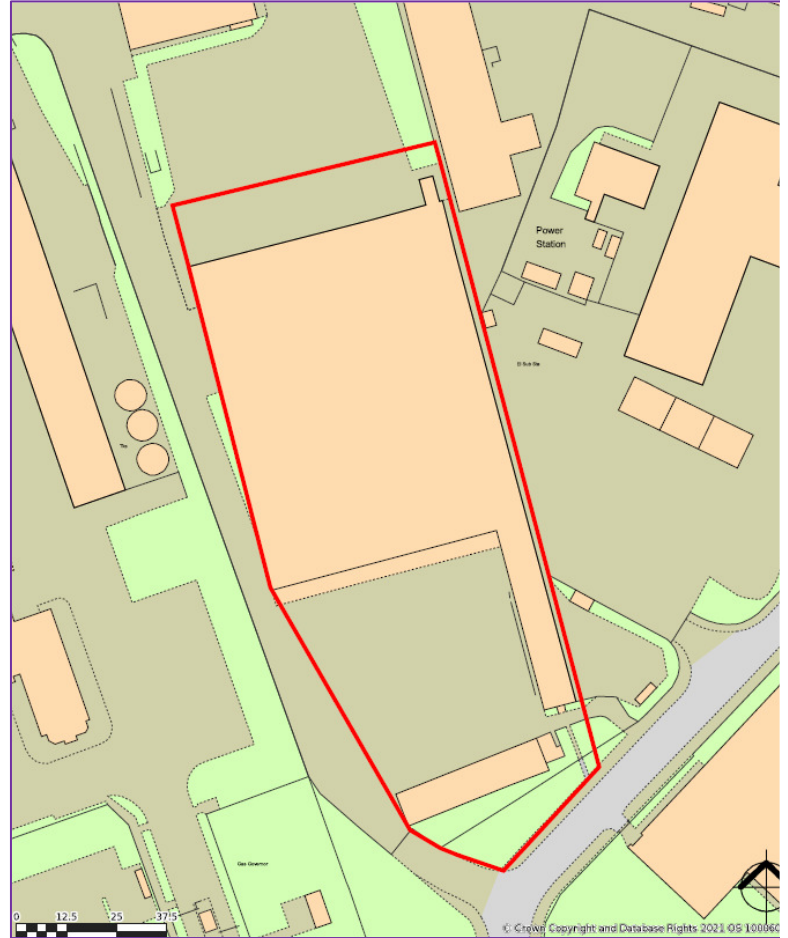
The property is available to let on a new FRI lease for a term to be agreed. Quoting rent on application.

Business Rates

The rateable value will need to be updated following on from the refurbishment works.

EPC Rating

A new EPC will be prepared upon conclusion of the refurbishment works.



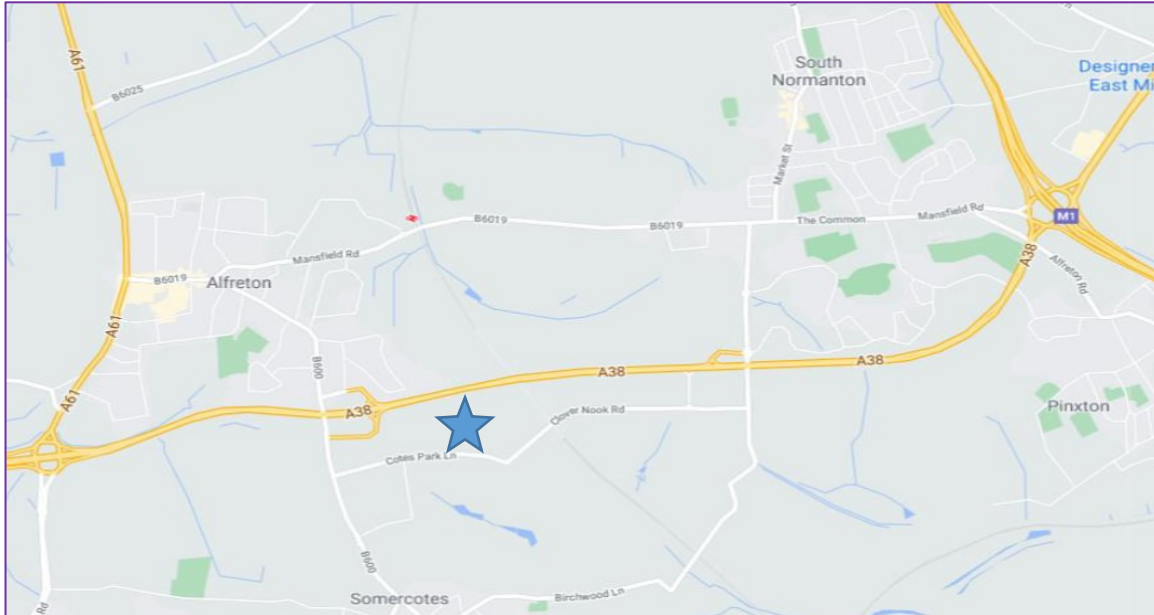
Timing

The anticipated timescale for delivery is Q1 2022.

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Further Information/viewing arrangements, please contact the joint letting agents:

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