Unit 1.1 , Amber Business Centre

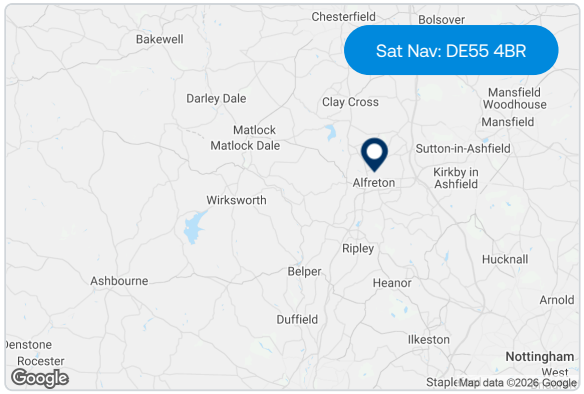
Greenhill Lane Riddings Alfreton DE55 4BR

Warehouse | 9,447 ft²

- Roller shutter
- Warehouse lighting
- Three-phase power
- Reception / office
- 24 Hour access
- Shared yard with good parking







Description

The property comprises a semi-detached industrial/warehouse unit providing clear span accommodation with office/reception, kitchen and WC's. The premises also benefits from two level access roller shutter loading door and a shared yard to the front. Externally there is generous parking and a loading area to the front. The property sits within a fenced and gated block which has 24 -hour access.

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 to the A38 dual carriageway with Junction 28 of the M1 Motorway within 4.5 miles.

Further information

EPC
EPC is available upon request.

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

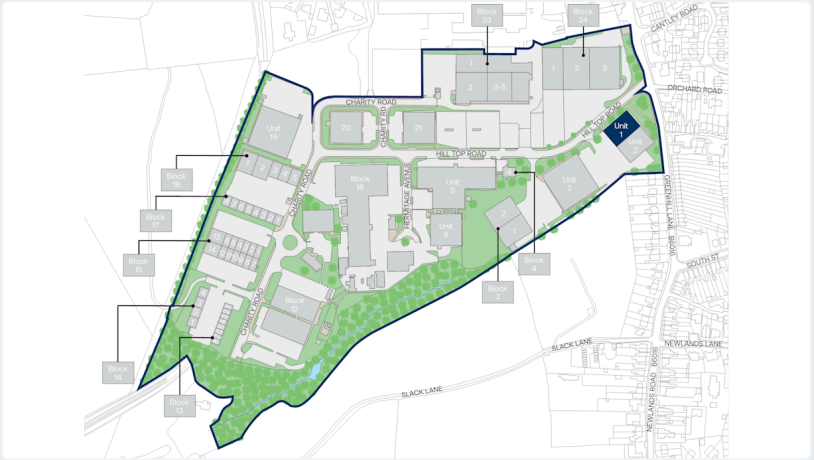
Mileway

Alex Leatherland
midlands@mileway.com
0121 368 1760

FHP fhp.co.uk

Corbin Archer
corbin.archer@fhp.co.uk
01332343222

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.



Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Block 1 Unit 1	Warehouse	9,447	01/09/2026	5,115	2,361	B
Total		9,447				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

Mileway