Unit 1.1 , Amber Business Centre

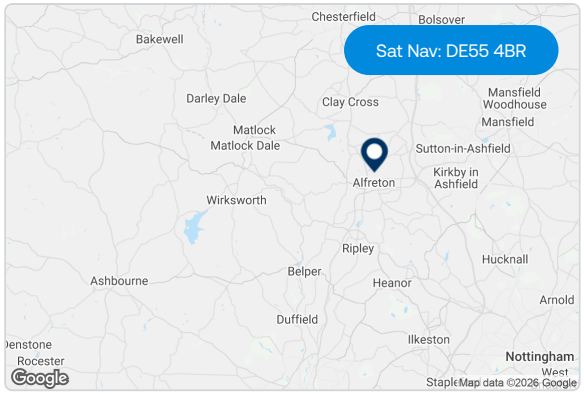
Greenhill Lane Riddings Alfreton DE55 4BR

Warehouse | 9,447 ft²

- Roller shutter door
- Three-phase power
- Office space
- 24-hour access
- Communal yard







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

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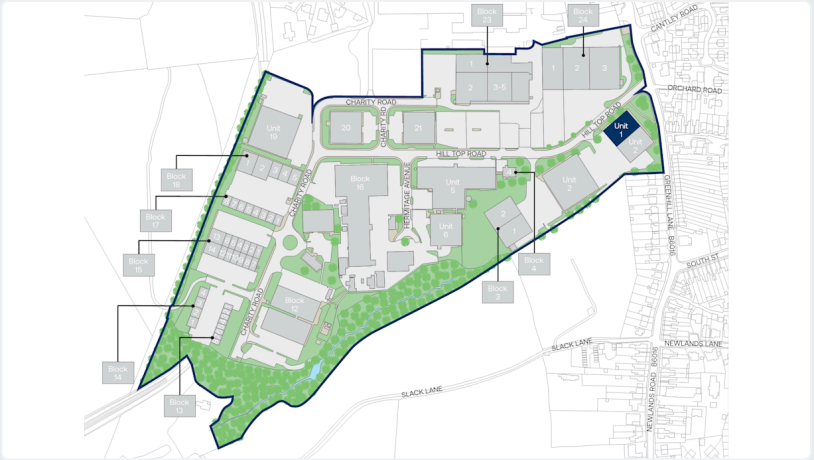

Accommodation:

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	Immediately	5,115	2,361	B
Total		9,447				

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