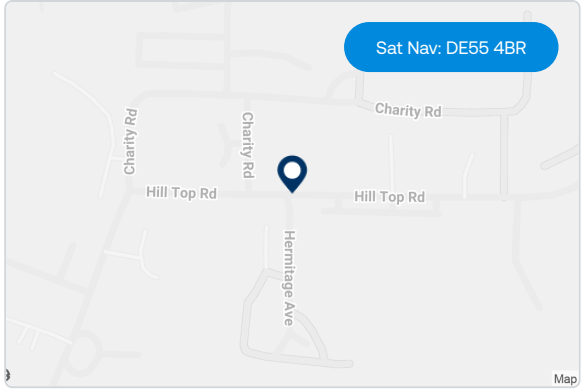
Mileway

Amber Business Centre

Alfreton DE55 4BR

Warehouse | 1,195 - 7,322 ft^2

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



Description

The property comprises a terrace of single-storey industrial/warehouse units, each providing clear-span accommodation measuring up to approximately 1,300 sq ft. The units benefit from level access roller shutter doors and a shared yard to the front. Externally there is generous parking and loading areas. The units are located within a fenced and gated block with 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
Unit 15.1: C, Unit 15.2: D, Unit 15.7: E, Unit 15.8: D, Unit 15.9: D, Unit 15.10: C

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

Terms
Available on new full repairing and insuring leases.

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

Book a viewing

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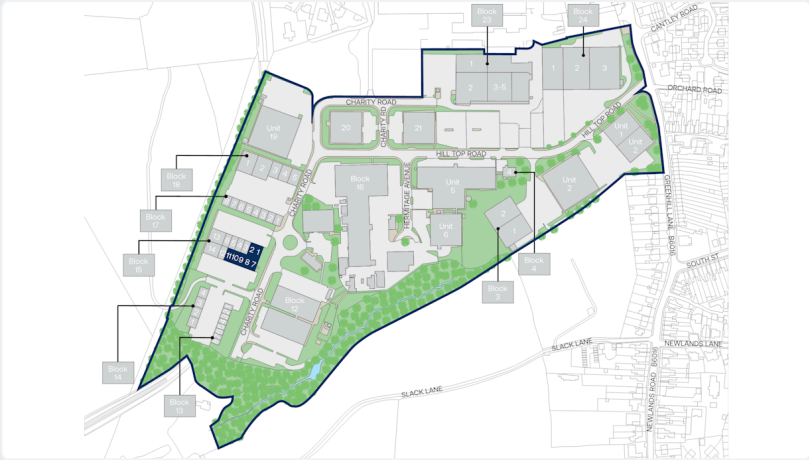

Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Block 15 Unit 1	Warehouse	1,266	Immediately	1,165
Block 15 Unit 2	Warehouse	1,198	Immediately	1,095
Block 15 Unit 7	Warehouse	1,270	Immediately	1,165
Block 15 Unit 8	Warehouse	1,195	Immediately	1,095
Block 15 Unit 9	Warehouse	1,197	Immediately	1,105
Block 15 Unit 10	Warehouse	1,196	Immediately	1,105
Total		7,322		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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