

# Amber Business Centre

Alfreton DE55 4BR

Warehouse | 747 - 9,447 ft<sup>2</sup>



Roller shutter



Warehouse lighting



Three-phase power



Reception / office



24 Hour access



Shared yard with  
good parking

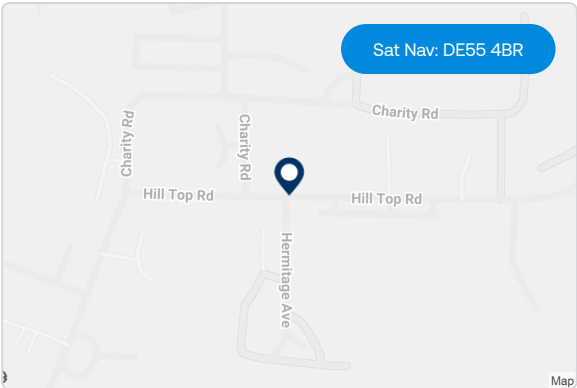
Available to Let





## 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. Block 17 Unit 2 The property comprises a mid-terraced industrial/ warehouse unit with a roller shutter loading door, 3 phase power and WC facilities. 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

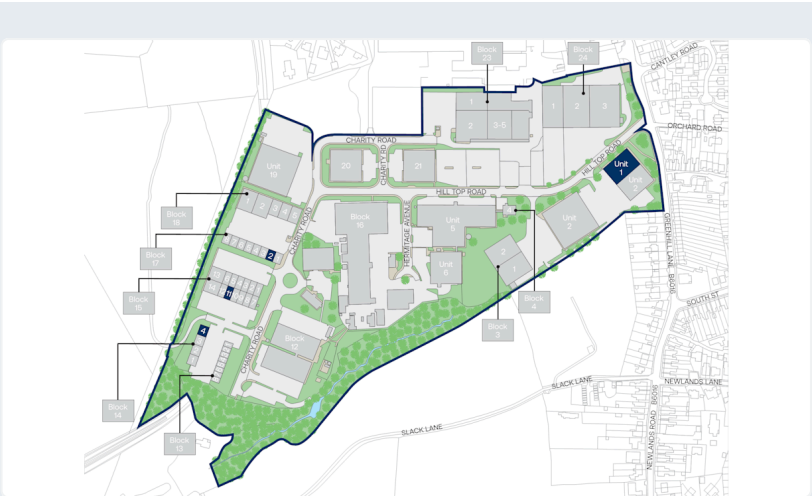
<b>EPC</b> Unit 1: D, Unit 14.4: D, Unit 15.1: D, Unit 17.2: E	<b>Rent</b> Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	<b>Terms</b> Available on new full repairing and insuring leases.	<b>Legal costs</b> All parties will be responsible for their own legal costs incurred in the transaction.
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[Book a viewing](#)

Alex Leatherland  
Mileway  
midlands@mileway.com  
0121 368 1760

Harry Gamble  
FHP  
Harry.Gamble@fhp.co.uk  
07398 443 828

Darran Severn  
FHP  
darran@fhp.co.uk  
01332 224 854



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Block 1 Unit 1	Warehouse	9,447	Immediately	POA
Block 14 Unit 4	Warehouse	1,272	Immediately	1,170
Block 15 Unit 11	Warehouse	1,197	Under offer	POA
Block 17 Unit 2	Warehouse	747	Under offer	750
Total		12,663		

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