

Amber Business Centre

Alfreton DE55 4BR

Warehouse | 1,197 - 18,747 ft²



Roller shutter



Warehouse lighting



Three-phase power



Reception / office



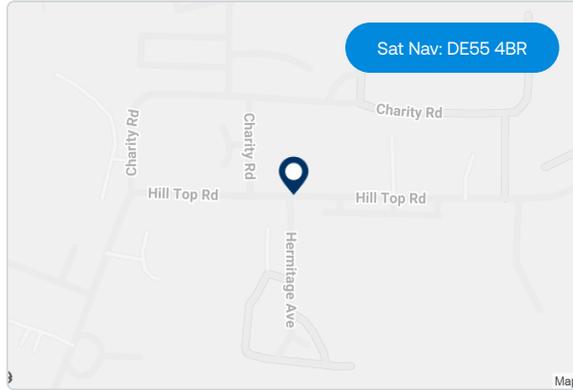
24 Hour access



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. 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

Unit 11: D, Unit 14.4: D,
Unit 15.11: D, Unit 17.2: E,
Unit 24.3: D

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

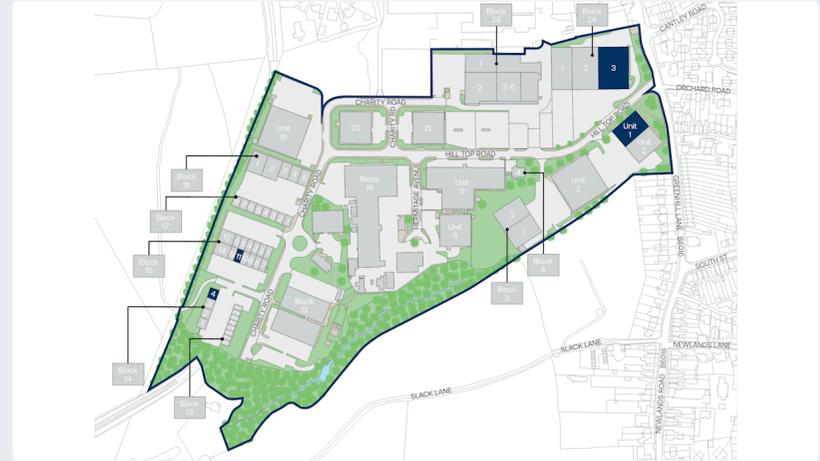
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Block 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 24 Unit 3	Warehouse	18,747	Immediately	POA
Total		30,663		

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