

Amber Business Centre

Alfreton DE55 4BR
Warehouse | 27,979 ft²



Roller shutter doors



Easy access to A38/Junction 28 M1



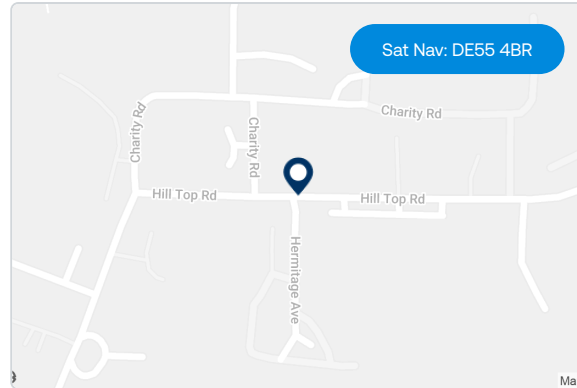
Refurbished



Large securely fenced yard

Available to Let





Description

The property comprises a recently refurbished, detached industrial/warehouse unit providing clear span accommodation with offices, kitchen and WC's. The premises also benefits from two level access roller shutter loading doors and a large, securely fenced yard to the front and rear.

Location

Amber Business Centre is a popular and well established distribution and manufacturing estate located in Riddings, Alfreton The estate is easily accessible to the A38 and A610 dual carriageways and thereby Junctions 26, 27 and 28 of the M1

Further information

EPC Rating
B

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.

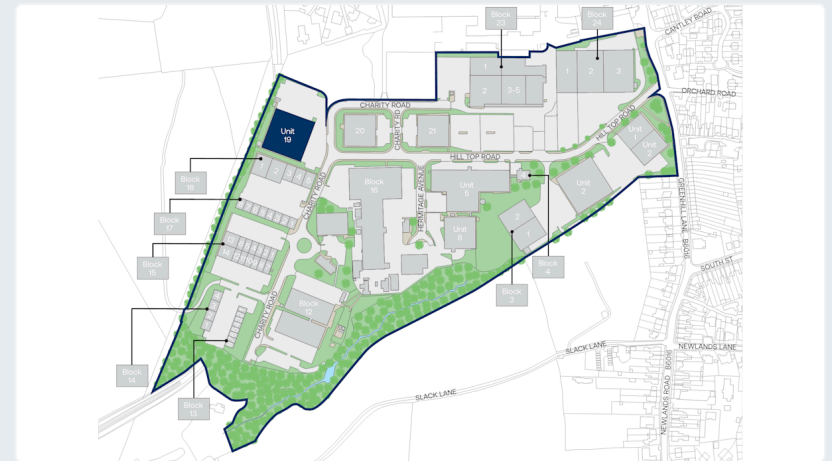
[Book a viewing](#)

Mileway

Alex Leatherland
midlands@mileway.com
0121 368 1760



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



Accommodation:

Available unit:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Block 19	Warehouse	27,979	Immediately	15,165
Total		27,979		

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.

Mileway