

Unit 1.1 , Amber Business Centre

Greenhill Lane Riddings Alferton DE55 4BR

Warehouse | 9,447 ft²



Roller shutter



Warehouse lighting



Three-phase power



Reception / office



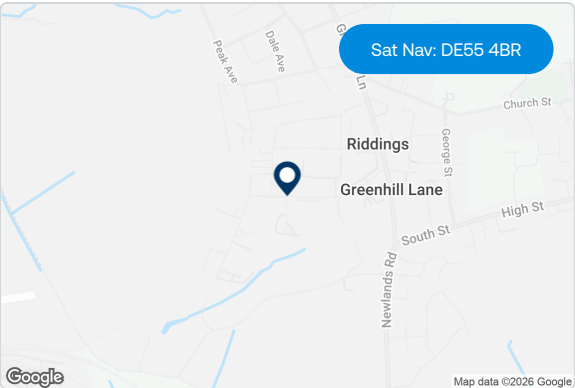
24 Hour access



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

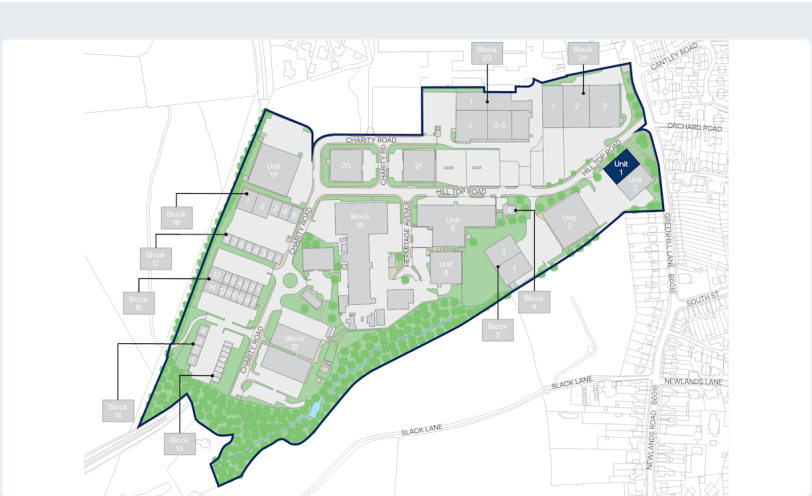
EPC Rating B	Rent Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	Terms Available on new full repairing and insuring leases.	Legal costs All parties will be responsible for their own legal costs incurred in the transaction.
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[Book a viewing](#)

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Block 1 Unit 1	Warehouse	9,447	Immediately	5,115
Total		9,447		

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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