
Rotherhill Business Park | Charity Road | Amber Business Centre
Riddings | Alfreton | Derbyshire | DE55 4BR

Excellent new build production/warehouse opportunities in a popular industrial location up to 2,694m² (29,000ft²)

All plot sales considered – 0.8 to 2.5 acres



- Two self-contained plots
- Opportunities for design and build premises
- Ideally suit units from 14,500ft² to 29,000ft²
- Smaller units will be considered
- Easy access to A38/Junction 28, M1
- Rare build to suit opportunity
- Available either for sale or to lease



For Sale / To Let



Location

The property adjoins the Amber Business Centre 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 nearby Junctions 26, 27 and 28 of the M1.

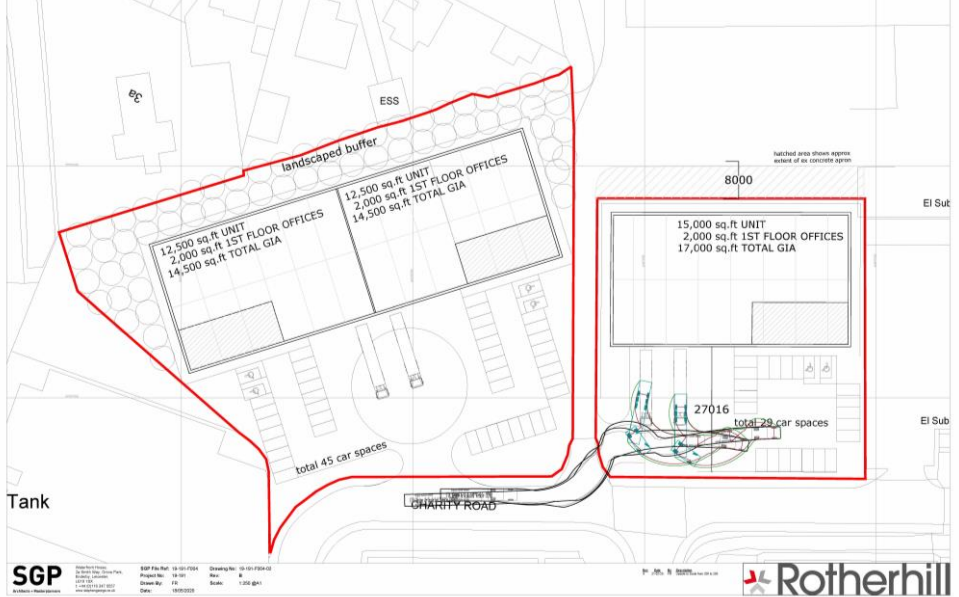
The Property

The property comprises two cleared plots of 0.8 acres and 1.7 acres which are ideally suited for new build bespoke production or warehouse buildings and at this stage can be tailored to suit occupier requirements.

A number of indicative layouts are available from the agents starting from as little as 2,000ft². The ideal combinations include 14,500ft², 17,000ft² and 29,000ft², although other sizes and combinations will be considered.

Alternatively, sales of the individual plots will also be considered.

Indicative layout – other options available



Terms

The properties are available either for sale or to let on a design and build basis. The prices and rents will depend upon the size and specification.

Service Charge

A nominal service charge may be necessary for the upkeep of any common facilities.

Planning

The plots are situated within an allocated employment zone. Full planning applications will be required.

VAT

All figures quoted are exclusive of VAT, which we understand is payable on the rent.

EPC

An Energy Performance Certificate will be issued upon completion.

Business Rates

The properties will need to be assessed upon completion.

SAT NAV: DE55 4BR



For further information or to arrange to view please contact:

Darran Severn

T: 01332 224854

M: 07917 460031

E: darran@fhp.co.uk

Anthony Barrowcliffe

T: 0115 8411148

M: 07557 972008

E: anthony@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

North Point, Cardinal Square, 10 Nottingham Road, Derby, DE1 3QT

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