

TO LET



**BLOCK D TWINYARDS, HUTHWAITE LANE,
ALFRETON, DERBYSHIRE, DE55 5HX**

- 1,371.81 Sq M (14,400 Sq Ft) GIA
- Close to J28 of M1 & A38 Motorways
- Excellent Road Connection
- Min Eaves Over 7m
- Available from £4.17 per Sq Ft

Location

The properties are located within a yard at Twinyards Farm business park is located off Huthwaite Lane (B6206) which in turn leads to the Nunbrook Road Industrial Estate.

The site is located in close proximity to Junction 28 of the M1 and near to the intersection with the A38 providing excellent road connections.

Description

Good quality open plan warehouse/storage unit with a high eaves height of between 7m and 9m, and two roller shutter doors. Internally there is an office and kitchenette, with W/C facilities on site.

Externally there is plenty of circulation space for HGV movements and ample parking facilities on site.

Accommodation

The property extends to 1,337.81 Sq M (14,400 Sq Ft) GIA

Rent

The asking rent is £60,000 per annum exclusive (£4.17 per sq ft)

Available on terms to be agreed however a minimum term of 3 years is envisaged. Shorter lease terms may be available from 12 months onwards.

Business Rates

£52,500 (please note this is not the rates payable)

EPC

Rating: TBC

Services

Mains services are connected including a 3 phase power supply

Anti Money Laundering

Purchasers will have to supply information to comply with Anti Money Laundering regulations.

VAT

VAT is payable on the rent.

Viewings

By appointment – please get in touch.

Contact

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