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**Unit 2C, Centre 28 | Berristow Lane**  
**South Normanton | Derbyshire | DE55 2JJ**

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## **Excellent warehouse/potential industrial unit adjoining J28 of the M1/A38**

**3,735m<sup>2</sup> (40,205ft<sup>2</sup>) on approximately 1.9 acres**

**Large yard and  
separate  
car park**



- **Excellent location adjoining J28, M1/A38**
- **Two bay clear span warehouse**
- **Extensive concrete surfaced delivery yard**
- **Additional large car park – 55 marked spaces**
- **9 metre eaves**
- **Fully fitted – heating and lighting to warehouse**
- **Air conditioned offices**



**To Let**

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## Location

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The premises occupy a prime position just off Junction 28 of the M1 Motorway at its intersection with the A38.

Set within a few minutes drive of the Motorway, the building is in excellent condition and benefits from a location to match.

## The Property

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Sitting on its own large site extending to 1.9 acres, the building comprises simple two bay storage space interlinking with high calibre two storey offices.

**Fully fitted**, the building is ready for immediate occupation and provides excellent distribution/potential production space.

## Specification

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In detail the specification of the building includes:

### Warehouse

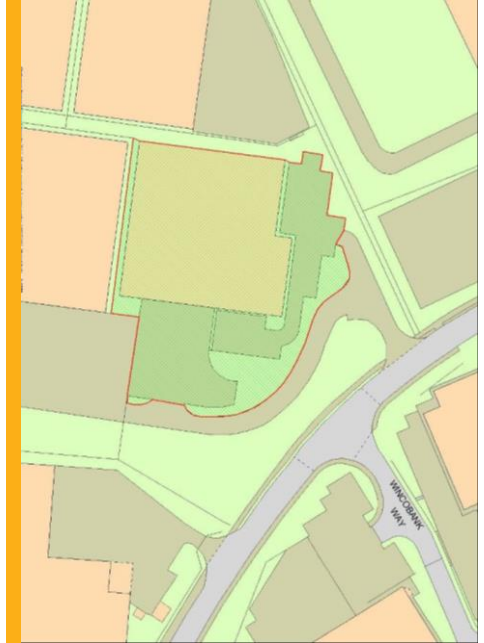
- Lighting
- Heating
- 9 metre eaves
- 2 level access loading doors

### Offices

- 2 storey offices
- Air conditioning
- Heating
- Kitchenette and WC facilities
- Immaculate presentation

### Externally

- Large site – 1.66 acres
  - Large concrete surfaced delivery yard
  - Additional large car park – 55 marked spaces
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## Accommodation

From measurements taken on site we calculate the following:

Description	m <sup>2</sup>	ft <sup>2</sup>
GF Offices	183	1,965
FF Offices	183	1,965
Warehouse	3,369	38,250
<b>Total GIA</b>	<b>3,735</b>	<b>40,205</b>

(This information is given for guidance purposes only)

## Service Charge

We understand there is a service charge payable for contribution to the upkeep and maintenance of the shared service road.

## Rent

A new lease is available at a quoting rent of:

**£210,000 per annum exclusive**

## EPC

The property has an EPC Rating of:

## VAT

We understand that VAT will be payable upon rent due.

**SAT NAV: DE55 2JJ**

**The Property**

**J28, M1**

**For further information or to arrange to view please contact:**

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