

- ❖ **Modern two-storey offices extending to 5,316 sq ft (493.9 sq m)**
- ❖ **Located at Turnpike Business Park, just off A38, close to J28 of M1**
- ❖ **Available to rent via new lease on flexible terms**

Unit 9 Turnpike Business Park, Swanwick, Alfreton DE55 7AD



The property is located at Turnpike Business Park, a popular prominent commercial area in Alfreton, just off the A38 and close to J28 of the M1. The premises consist of a modern, two-storey building, which could be split on a floor by floor basis, and finished to a very high standard.

The area is very accessible and offers close proximity to Derby, Nottingham and Mansfield. The property also has a good sized car park with space for around 24 cars. There are also a number of retail and leisure facilities on the site including a Travel Inn Hotel and Little Chef Restaurant.

The building is to be available by way of a brand new lease and on flexible terms.

Accommodation

Ground Floor	2,674 sq ft (248.4 sq m)
First Floor	2,642 sq ft (245.5 sq m)
Total Net Internal Area	5,316 sq ft (493 sq m)

Description

The property is a modern detached, two-storey office building finished to a good level of specification. The internal features include:

- ❖ Suspended ceiling with integrated lighting
- ❖ Comfort cooling
- ❖ Dado trunking with integrated IT cabling
- ❖ Double glazing
- ❖ Carpeting throughout
- ❖ Intercom security access

Business Rates and Outgoings

Unit 9 Turnpike Business Park has a 2010 rateable value of £50,000. Potential occupiers are advised to make enquiries with Amber Valley Borough Council as to what their current rates payable will be. (01773 841444).

Lease Terms and Outgoings

The property is available by way of a new lease to be held on full repairing and insuring terms with a guide rent of £60,000 per annum.

Contact Details

If you wish to view this accommodation or discuss the property's suitability then please contact:

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