

# To Let

**Unit 2, Centre 28 , High View Road, South  
Normanton, Alferton, Derbyshire, DE55 2DT**

42,204 sq ft (3,920.88 sq m) GIA

- Modern well-presented industrial unit of 42,204 sq ft
- Established & successful industrial/warehouse setting
- 2 bay warehouse with 10m eaves height



## Location

Situated within South Normanton in the Bolsover District of Derbyshire, the subject property is located within an established commercial area just over 1 mile north east of J28 of the M1. The estate is very well located for the M1 and key strategic road links.

Centre 28 is access via the A38 dual carriageway and then on the Berristow Lane which in turn connects to High View Road. The building sits in an established commercial area with good public transport links available.

## Specification

- Two bay warehouse
- 10m eaves height
- Four 5.1m level access loading doors
- Canopied loading area in external yard with floor level access doors of 4.48m height

## Accommodation

Unit 2 comprises of a modern two bay clear span warehouse unit, occupying a self-contained site forming part of the wide Centre 28 development.

The warehouse is two bay with 10m eaves height, it has concrete floors, lighting and heating, four 5.1m high electrically operated level access loading doors. The offices are fully fitted with solid floors, perimeter trunking and suspended ceiling with Cat 2 lighting and carpets. The unit has a rectangular yard with an additional area for secure car parking.

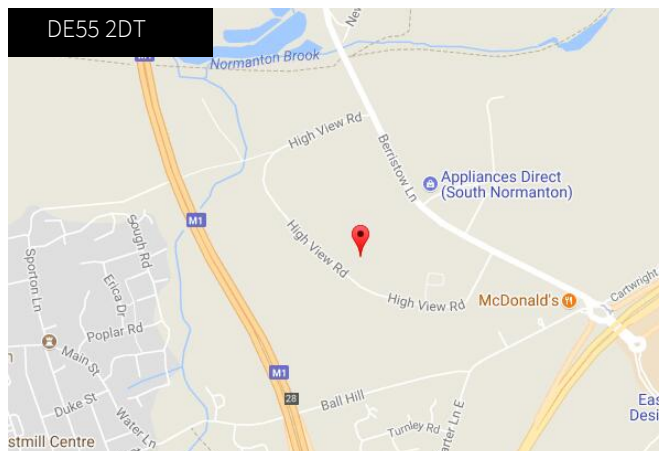
Description	Size
Warehouse	37,954 sq ft
Office	4,250 sq ft

## EPC

This property has been graded as 183 G.

## Rent

Available on Request



## Contacts

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