



BIRCHWOOD WAY

FOR SALE

COTES PARK INDUSTRIAL ESTATE

Somercotes · Alfreton
Derbyshire · DE55 4QQ

PRIME INDUSTRIAL /WAREHOUSE UNIT

69,582 sq ft
(6464.22 sq m)






- Fantastic position in one of the region's **best industrial locations**
- Adjacent to A38 with **direct access to J28 M1 motorway**
- Secure site of **1.03 hectares/2.53 acres**
- **Rare opportunity to purchase**


LOCATION


The property is situated on the Cotes Park Industrial Estate, accessed from the A38 dual carriageway and connecting Mansfield to Derby.

The Park is home to an impressive range of international, national, regional and local companies. The subject property is situated on Birchwood Way which is one of the main distributor roads on the estate.



 **J28 M1 3 miles north-east**
 **Derby 15 miles south-west**
 **M18 26 mins north**

 [Click here to view Google map](#)

 [what3words: found.smiled.static](https://www.what3words.com/found.smiled.static)





 BIRCHWOOD WAY

Birchwood Way

DESCRIPTION



This property comprises a large detached industrial unit, the original building dating from the early 1990s, it was subsequently extended in 2004.

Construction comprises a steel portal frame with pitched profiled steel roof and profiled steel clad elevations. The floor is a concrete slab. The unit provides internal accommodation arranged across two main areas: open-plan warehouse/manufacturing space, complemented by ancillary office and staff amenity facilities.

The warehouse bays have good levels of natural light provided via translucent roof panels and windows along the side and rear elevations. Artificial lighting is provided via high level low energy sodium lamps. Heating is provided via a combination of overhead gas fired ambi-rad units and electric heaters fixed to the internal walls. Loading access is via 6 sectional 'up and over' / roller shutter doors, 4 of which have the benefit of a loading canopy externally. The loading doors are all on the western side of the building.

The office accommodation includes carpeted floors, suspended ceilings, aluminium framed double glazed windows, perimeter power and communication points and wall mounted radiators.

The accommodation is divided into a series of rooms via a mixture of demountable partitioning and blockwork walls. Some of the rooms have the benefit of comfort cooling through ceiling mounted electric cassettes. There are two fire exits from the first floor of the larger office section. In addition to the offices there are also male and female toilets on each floor and a disabled WC on the ground floor. There are also staff welfare areas.

There is a car park at the northern end of the site and further car parking spaces at the side of the building with approximately 44 marked spaces.

The entire site is fenced with gated access from the access road at three separate points.

The internal eaves height ranges from 6.4 metres (5.4 metres clearance to the steel frame) in the original warehouse bay section to 3.94 metres (2.97 metres to the steel frame) for part of the rear extension. This rear extension has been constructed to fit within the rear boundary and is therefore of an irregular shape.

The ancillary office/staff accommodation comprises a larger two storey section at the front and a smaller two storey section adjacent to two of the loading doors.



6 'up and over' loading doors



3.9-6.4m eaves height



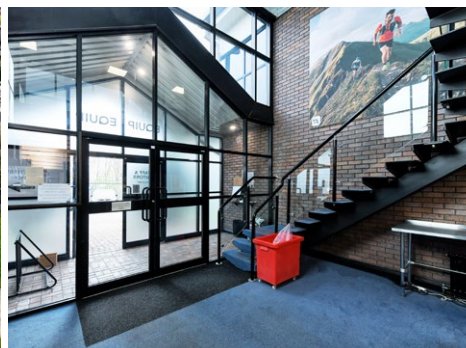
2 storey offices



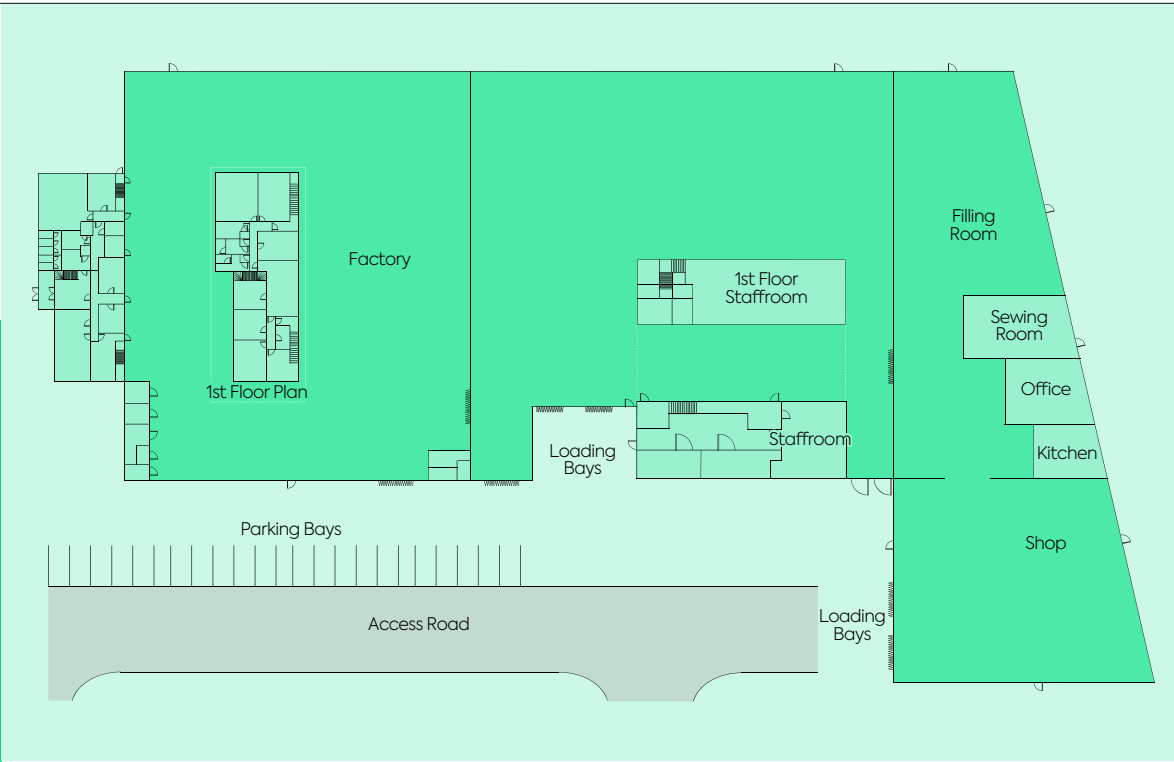
44 car parking spaces



Gated access at 3 points



ACCOMMODATION



FLOOR AREAS

Floor	Use	sq m	sq ft	Eaves height
Ground	Offices & ancillary	315.53	3,397	-
	Front warehouse bays	4,511.51	48,562	6.40m
	Rear warehouse	707.36	7,614	3.94m
	Rear loading section	660.52	7,110	6.36m
First	Offices & ancillary	269.30	2,899	-
Total	Gross Internal Area	6,464.22	69,582	-





CONTACT

Viewing strictly by prior appointment with the sole agents.

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TENURE

The freehold interest of the property will be sold with vacant possession granted by March 2027.

EPC

The property has an EPC rating falling within Band D82 until 2036.

PRICE

On application.

SERVICES

We understand that all mains services are available and connected to the property. We have not undertaken any tests to ascertain their condition or capacity.

RATING

Local Authority	Amber Valley Borough Council
Description	Factory and premises
Rateable Value	£255,000
Period	2026/2027

VAT

VAT will be charged at the prevailing rate.

ANTI MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful purchaser.

PROPERTY MISDESCRIPTION ACT: 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. April 2026.

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