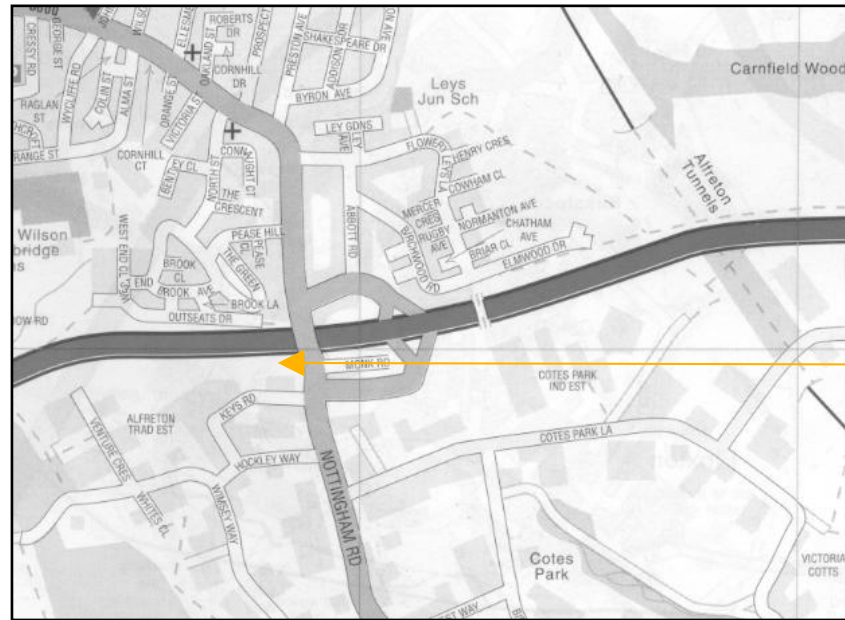


FOR SALE

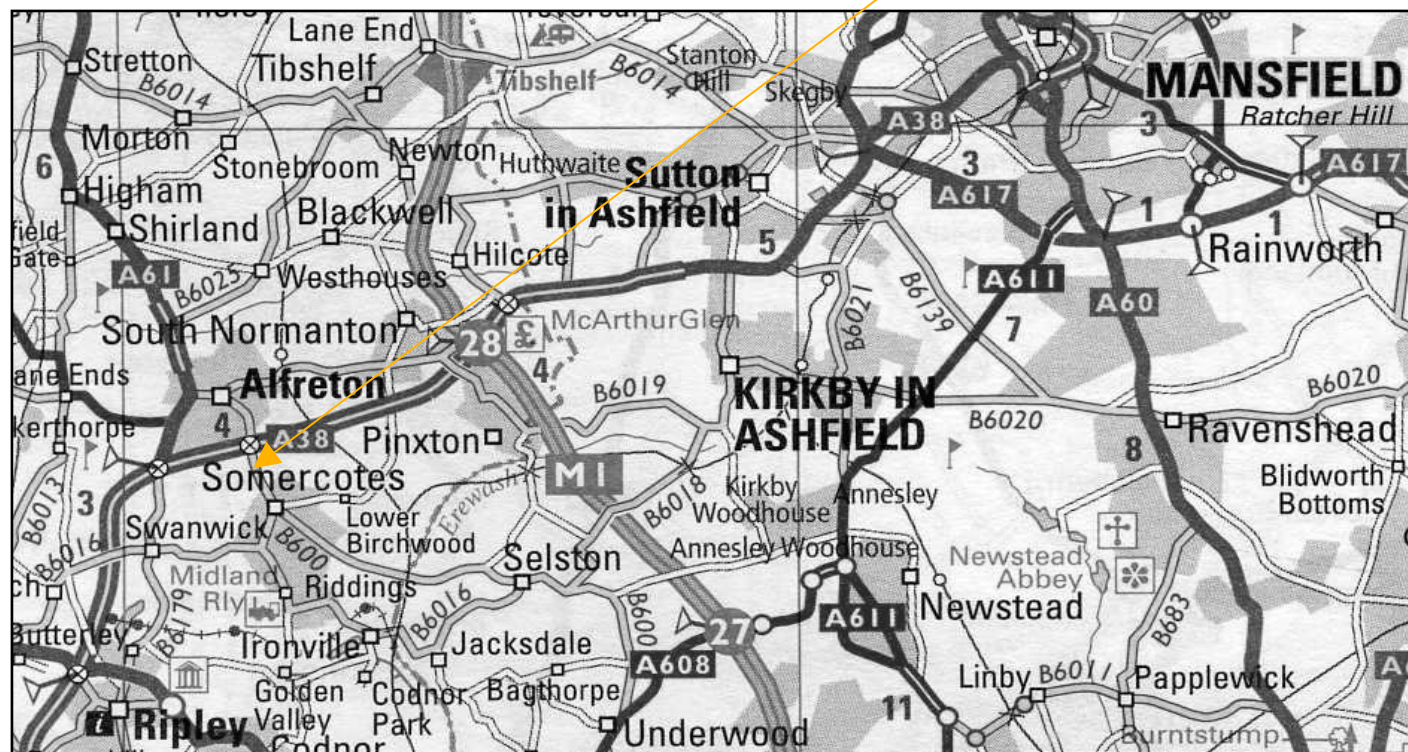
KEY POINT
NIX'S HILL
ALFRETON
DERBYSHIRE
DE55 7FQ

MODERN AND EXTENDED HEADQUARTERS PREMISES EXTENDING TO 3,127M² (33,649FT²) SET WITHIN 1.6 HECTARE (4 ACRE) SITE.

KEY POINT
NIX'S HILL
ALFRETON
DERBYSHIRE
DE55 7FQ



The Property



1.6 HECTARE
(4 ACRE) SITE

- ◆ Prominent position overlooking A38
- ◆ Excellent car parking facilities
- ◆ 2.6 acre (1.1 hectare) development and expansion land

KEY POINT NIX'S HILL ALFRETON DERBYSHIRE DE55 7FQ

LOCATION

Set just off the A38 dual carriageway at Alfreton, the building forms part of the Nix's Hill Industrial Estate which affords excellent access to the A38 dual carriageway. The A38 links Alfreton to Derby 15 miles to the south west, Nottingham 16 miles to the south east and Chesterfield, 18 miles north. The site is situated approximately 3 miles to the south west of Junction 28 of the M1 Motorway.

More particularly the property is situated on Keys Road as shown on the plan to the reverse of these particulars. An aerial photograph of the location of the site can also be seen on the property information section at www.fhp.co.uk.

THE PROPERTY

The property comprises substantial detached office/warehouse headquarter premises, predominantly of steel framed construction. The property has undergone significant redevelopment and modernisation including the installation of a new power coated curtain wall to the eastern elevation, fronting Nottingham Road, which creates an attractive glazed frontage.

The ground floor comprises warehouse accommodation with a retail trade counter. The current accommodation includes first floor open plan and cellular offices with ancillary kitchen and toilet facilities.

THE SITE

The property occupies an extensive site totalling approximately 1.6 hectares [4 acres] including ample parking for in excess of 100 cars.

Incorporated within this site is approximately 1.05 hectares [2.6 acres] of land considered suitable for expansion or development.

Interested parties are advised to make their own enquiries as to the suitability of the site for development with the Planning Department of Amber Valley Borough Council.

BUSINESS RATES

It is understood that from an enquiry of Amber Valley Borough Council that the premises are assessed for business rates as follows:-

Rateable Value: £119,000
Rates Payable: £54,978

(This information is given for guidance purpose only and prospective tenants are advised to verify this information with Amber Valley Borough Planning Department on 01773 570222).

OFFICE & INDUSTRIAL



ACCOMMODATION

Based upon areas provide by our client we confirm the following floor areas:-

Floor	Use	M ²	FT ²
	Warehouse	1,153	12,408
	Office Reception	388	4,178
First Floor	Office	1,412	15,199
	Mezzanine	174	1,872
Total		3,127	33,649

(This information is given for information purposes only and prospective purchasers are advised to undertake their own measurements of the accommodation prior to contract).

PLANNING

We have not been able to confirm with the local planning authority the planning consent attributable to the property but would state that the property is situated within an area designated as business and industrial area within the Amber Valley Borough Local Plan accordingly B1 light industrial, B2 general industrial and B8 storage and distribution.

(This information is given for guidance purpose only and perspective tenants are advised to verify this information with Amber Valley Borough Planning Department on 01773 570222).

DISPOSALS TERMS

Offers are invited by 14:00 on Wednesday 20th August 2008 on the basis of a freehold disposal with vacant possession upon completion.

For further details please contact the agents.

VAT

All prices quotes are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

VIEWING & FURTHER INFORMATION

For further information or to make arrangements to view please contact:

Fisher Hargreaves Proctor

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Salloway

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