

# Lot 10, Contract House & Project House, Turnpike Lane Business Park, Alfreton, Derbyshire DE55 7AD

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



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## Property Information

### Freehold Business Park Opportunity

- Two modern office buildings
- Totalling 915.17 sq m (9,852 sq ft)
- Buildings capable of subdivision or being occupied as a whole
- EPC's - Project House B35 : Contract House D79
- Includes 27 dedicated car parking spaces
- Of interest to owner occupiers and investors
- Well established business park adjacent to A38 and close to M1 (J28)

#### Lot

10

#### Auction

13th February 2025

#### Vacant Possession

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

On Behalf of Administrators

### Location

**Miles** 15 miles north-west of Nottingham, 20 miles south of Sheffield  
**Roads** A38, M1  
**Rail** Alfreton Railway Station (EMR and Northern)  
**Air** East Midlands Airport

### Situation

The property is situated within the well established Turnpike Lane Business Park, adjacent to the A38 and close to J28 of the M1 motorway. Nearby occupiers include Yodel, Ferrero Thomtons, Travelodge, BP Petrol Station, Subway, Burger King and Alfreton Fire Station.

### Tenure

Freehold.

### EPC

Project House - B35 Contract House - D79

### Description

The property comprises two detached office and adjacent buildings, both providing ground and first floor accommodation. The property benefits from allocated parking behind a secure barrier for approximately 27 vehicles and a total site area of 0.26 ha (0.63 acres).

### VAT

VAT is not applicable to this lot.

### Note

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## Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx (sq ft)	Possession
Project House	Ground First	Office Office	233.00 287.70	(2,508) (3,097)	VACANT
Contract House	Ground First	Office Office	183.01 211.46	(1,970) (2,277)	VACANT
<b>Total</b>			<b>915.17</b>	<b>(9,852)</b>	

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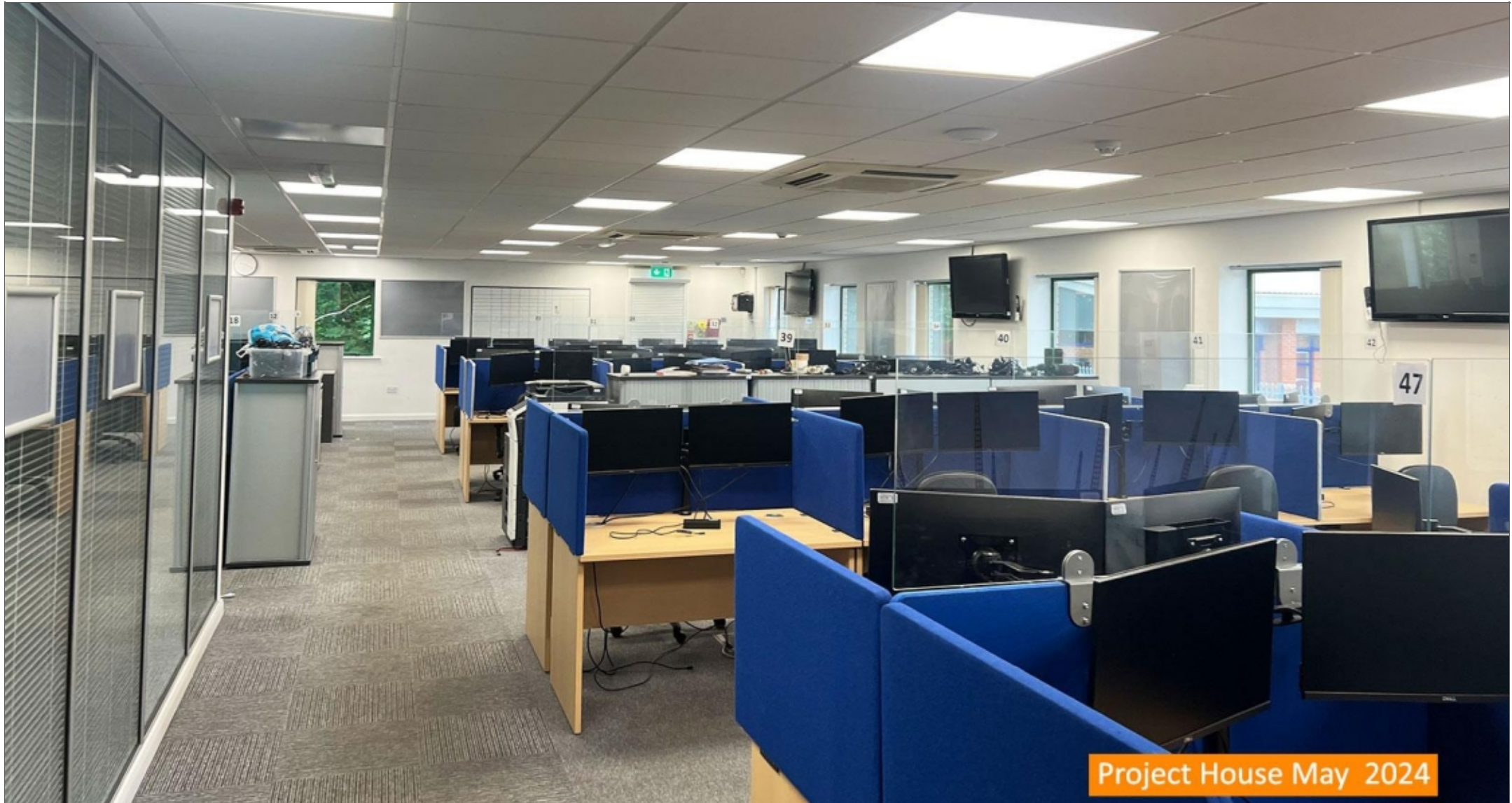
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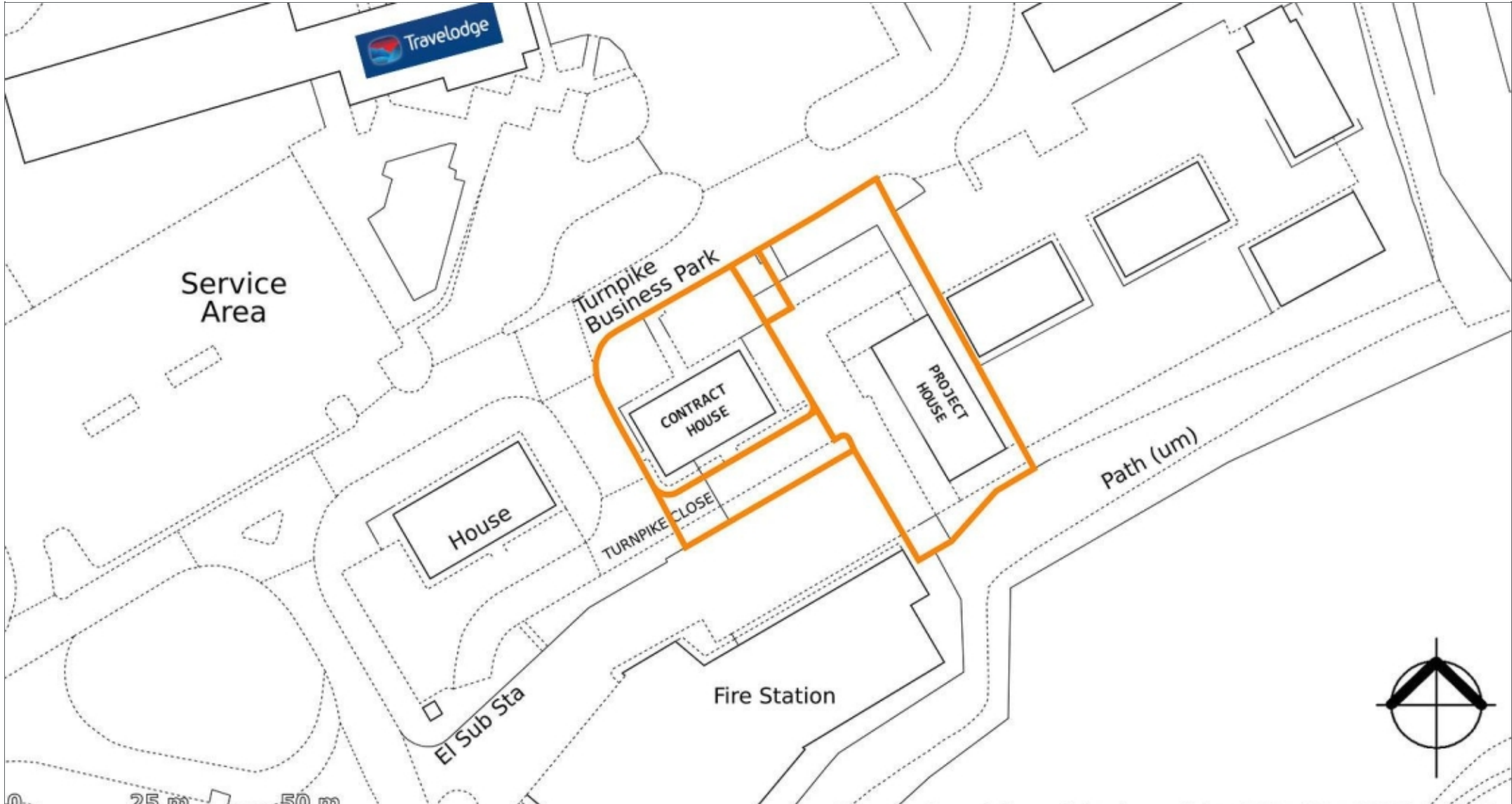
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## Contacts

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