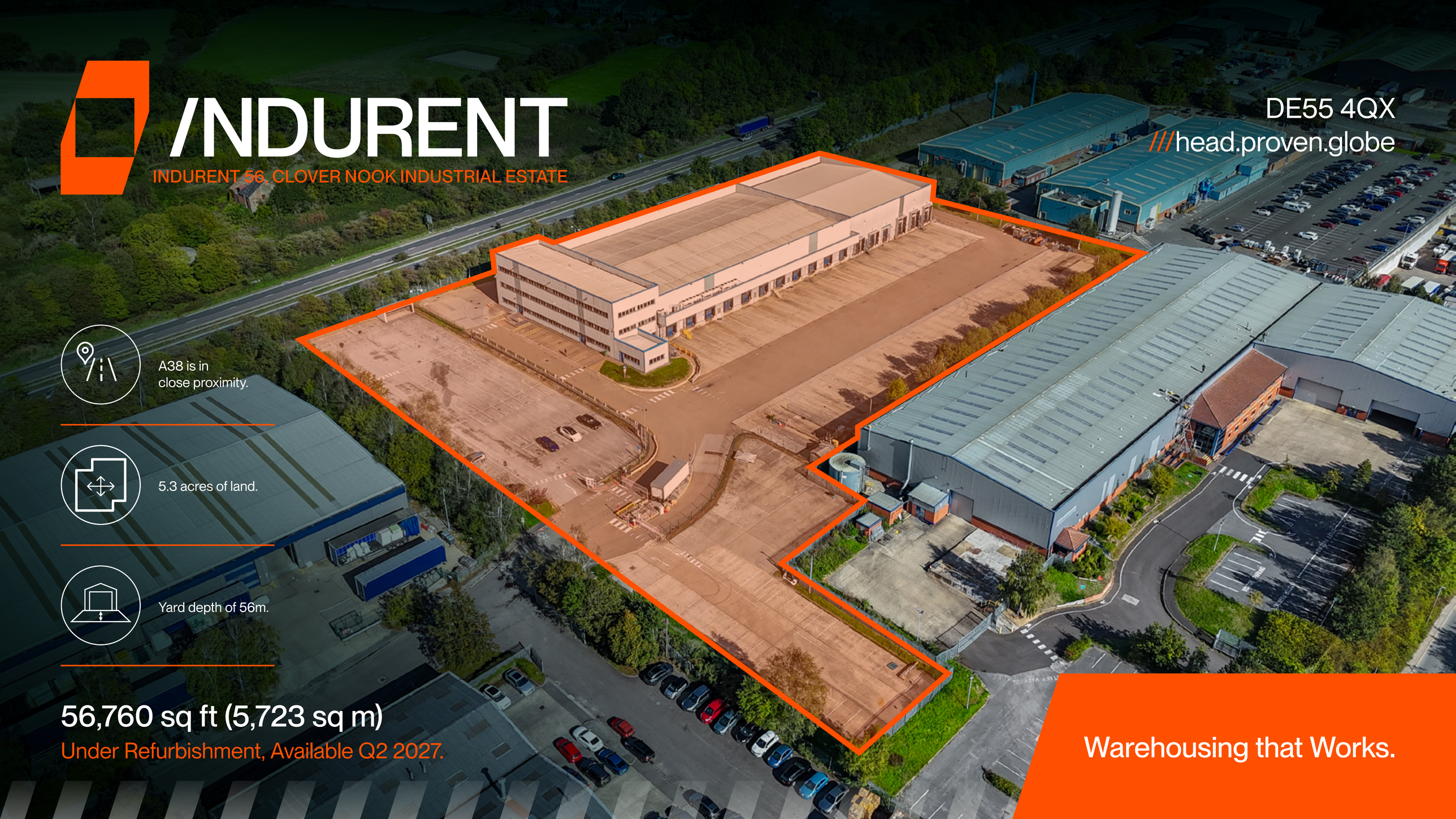
# /INDURENT

INDURENT 56, CLOVER NOOK INDUSTRIAL ESTATE

DE55 4QX

///head.proven.globe



A38 is in close proximity.

5.3 acres of land.

Yard depth of 56m.

## 56,760 sq ft (5,723 sq m)

Under Refurbishment, Available Q2 2027.

Warehousing that Works.

# High performance space for your business.

Clover Nook Industrial Estate is strategically positioned 1.8 miles from junction 28 of the M1 in Alfreton, one of the UK's major sub-market distribution locations.

The property comprises a modern, self-contained, distribution warehouse with ancillary offices totalling approximately 56,760 sq ft. It lies on a self-contained and secure site with yard and arm barrier entrance.

The property offers excellent access and generous parking a 56m-deep yard provides dedicated space for 30 HGVs, supporting efficient vehicle movement and day-to-day logistics. With 17 dock-level doors, the unit is designed to support high-volume loading and distribution. Currently undergoing refurbishment, the property will be ready for occupation in Q2 2027.

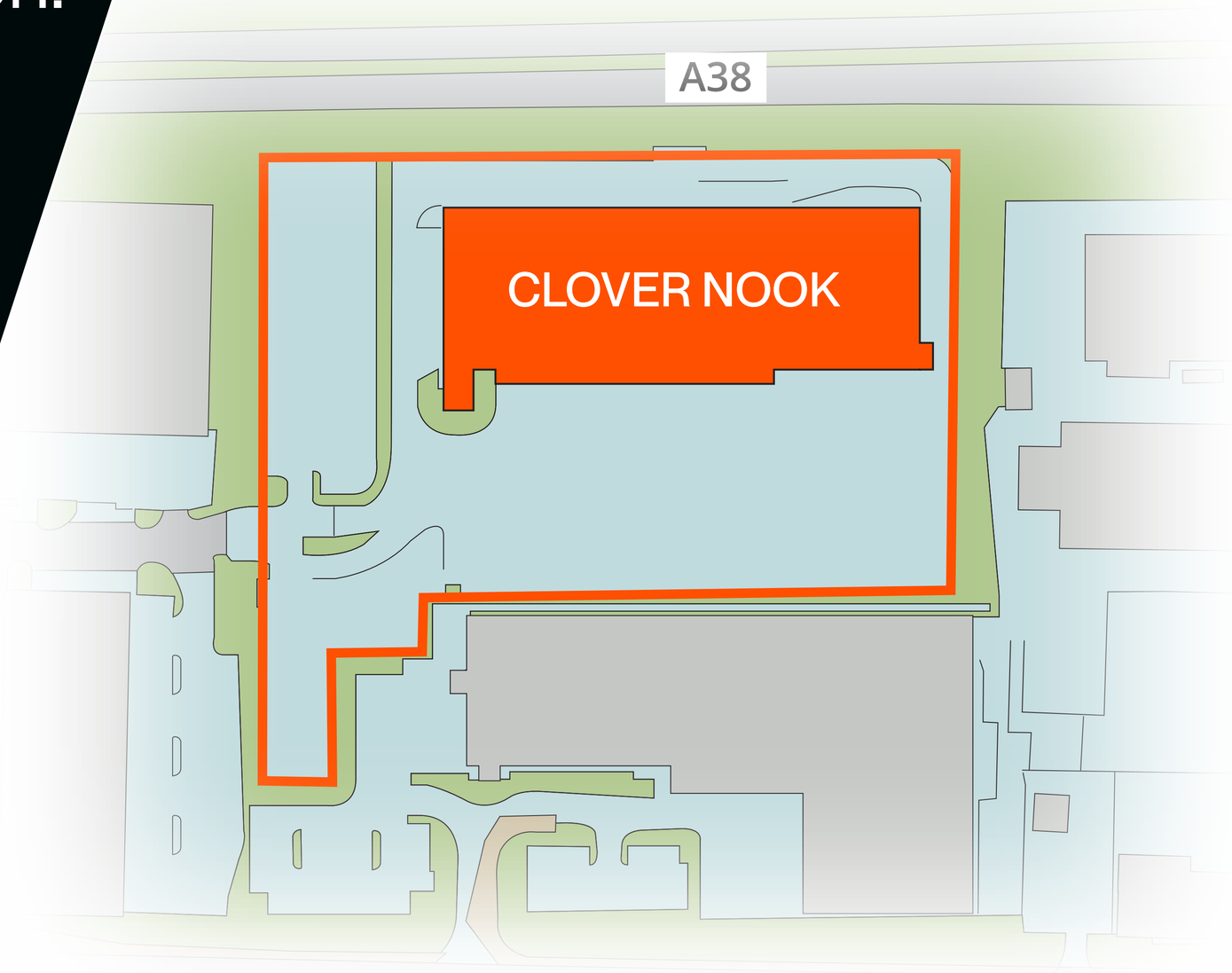


- Minimum eaves height of 8m.
- 17 dock level doors.
- 30 dedicated HGV parking spaces.
- 161 car parking.
- 1 MVA of power.
- 360 degree circulation.

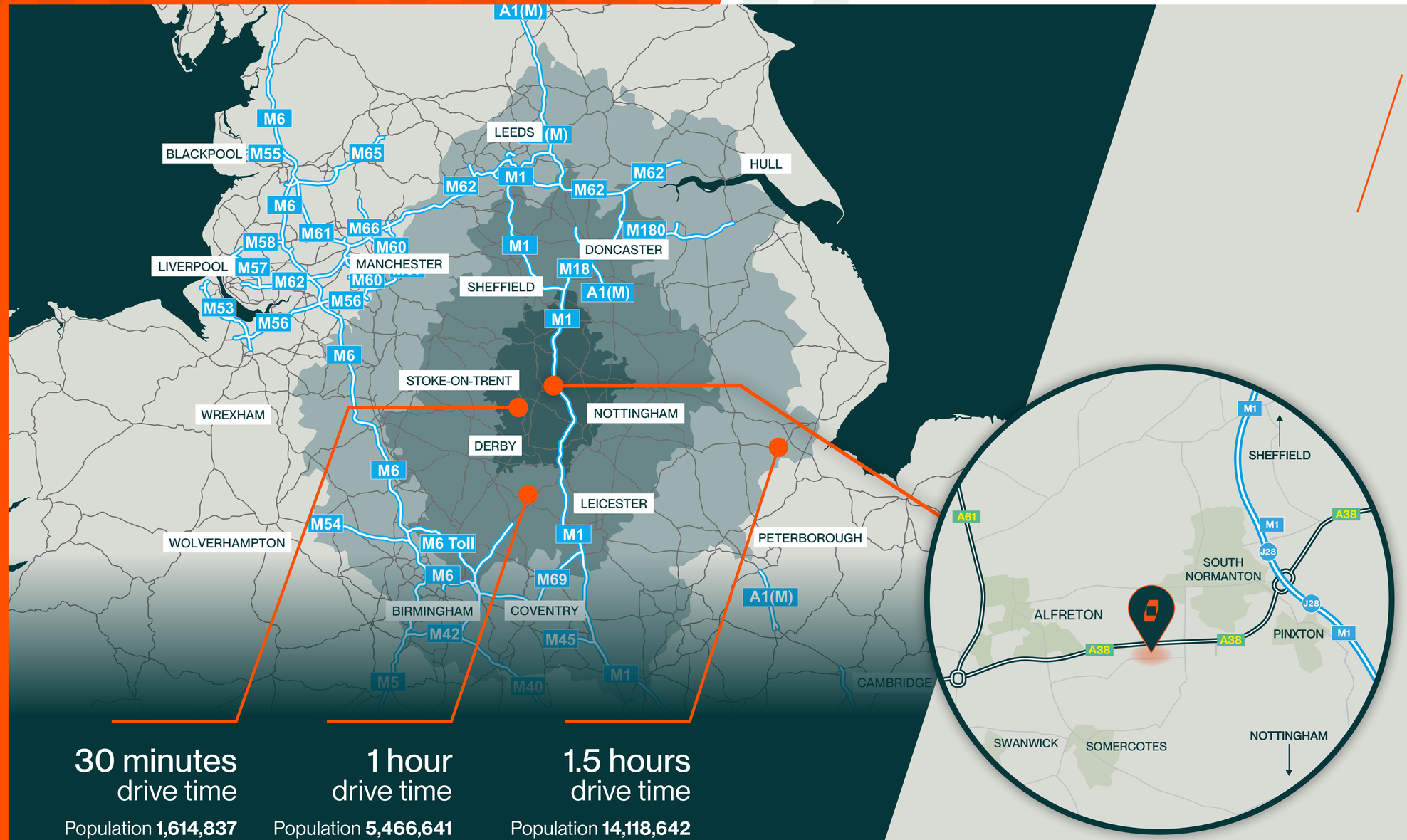
# Schedule of accommodation.

| | CLOVER NOOK |
|---|---|
| WAREHOUSE | 41,083 SQ FT (3,817 SQ M) |
| GF OFFICE | 5,581 SQ FT (518 SQ M) |
| FF OFFICE | 5,048 SQ FT (469 SQ M) |
| SF OFFICE | 5,048 SQ FT (469 SQ M) |
| TOTAL | 56,760 SQ FT (5,723 SQ M |
| MINIMUM EAVES HEIGHT | 8M |
| DOCK LEVEL DOORS | 17 |
| POWER | 1 MVA |
| YARD DEPTH | 56M |
| PARKING SPACES | 161 |
| HGV PARKING SPACES | 30 |






Development layout is indicative.







# You're well-connected.

| CITIES | MILES |
|---|---|
| DERBY | 16 |
| NOTTINGHAM | 16 |
| SHEFFIELD | 33 |
| LEICESTER | 43 |
| LEEDS | 61 |
| MANCHESTER | 70 |

| MAJOR ROAD LINKS | MILES |
|---|---|
| A38 | 0.5 |
| A61 | 3 |
| A610 | 5 |
| M1 | 6 |

| AIRPORTS | MILES |
|---|---|
| EAST MIDLANDS AIRPORT | 25 |
| BIRMINGHAM AIRPORT | 56 |
| MANCHESTER AIRPORT | 57 |

Travel times indicative only.

**Disclaimer:** Drive times are calculated using a maximum speed of 70 mph. Please note that actual travel times and distances may vary significantly due to factors such as road conditions, time of day, traffic, roadworks, weather, legal restrictions, and other unforeseen circumstances. This estimate is provided for general guidance only and should not be used for precise route planning or scheduling. Travel distances are indicative, taken from Google Maps.

Map and population data: smappen
All travel times should be taken as a guide only. Population data taken from 2026.




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Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. November 2026. TBDW 08730-01.


Warehousing that Works.

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