



# COTES PARK

## INDUSTRIAL ESTATE

Somercotes, Alfreton,  
J28 M1, DE55 4NH

Lambert  
Smith  
Hampton

**FOR SALE**

## Excellent Industrial Logistics Opportunity

17.12 acres (6.93 hectares) | 85,513 sq ft (GIA)  
Freehold Industrial Redevelopment Opportunity  
Located in an established East Midlands location

# Unlocking Potential

17.12 ACRES  
(6.93 HECTARES)

## Location

Centrally located on Cotes Park Industrial Estate this site offers a well-established industrial location in Alfreton, situated approximately 3.7 miles west of Junction 28 of the M1 motorway, accessed by the A38 dual carriageway.

Well-established occupiers are located nearby with a strong weighting towards manufacturing users; these

include Unimetals, MMD Summerfield, Cemex Building Productions, Eurocell, Clarke International and Permaroof UK. The site benefits from excellent access to local amenities and labour supply with an estimated population of 5.2 million people within a 60 minute drive time.

- Established industrial location (Cotes Park Industrial Estate)
- Excellent connectivity to regional motorway network
- Suitable for a range of industrial / logistics uses (STP)
- Rare opportunity within a proven employment location
- Fully serviced with 400kVA power supply

← Derby 20 Mins / 15 Miles



← West

M1 (J28) 7 Mins / 3.7 Miles →

East →

# The Opportunity

Description

**17.12 Acres (6.93 Hectares)**  
**Strategic Employment Site**

Cotes Park comprises a rare opportunity to secure 17.12 acres (6.93 hectares) of highly sought after industrial / logistics redevelopment land in a well-located East Midlands location. The site benefits from existing employment land status with established industrial uses and presents flexible development opportunities to extend the town's principal industrial park which it adjoins. The site is of an irregular shape and of predominantly flat topography, and its scale and location make it the ideal distribution location for both regional and national occupiers. Any owner occupier or developer will be able to draw upon the established power supply and a large source of local employment.



A38 ↑

**Site Access**  
 via Birchwood Way, A38

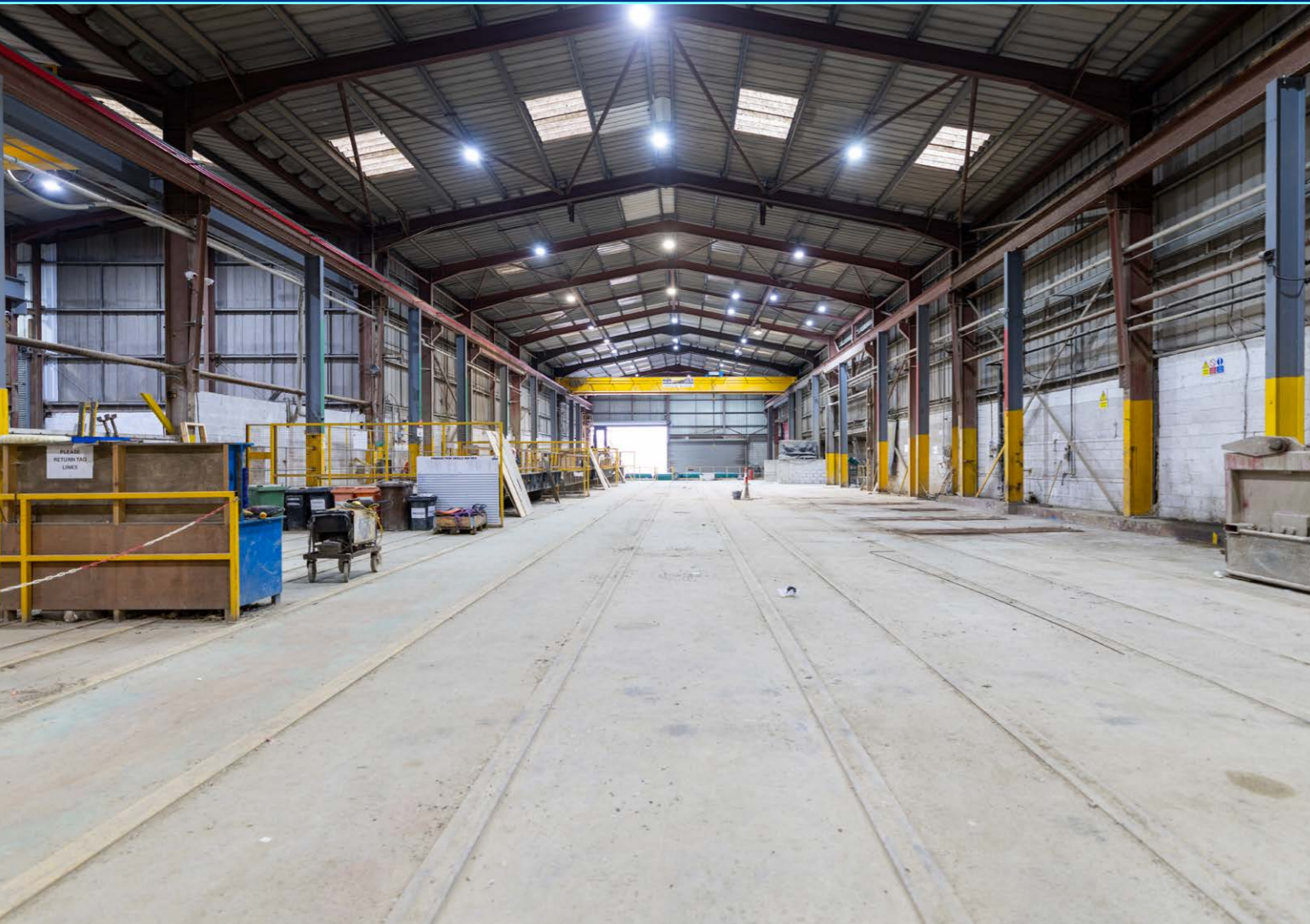
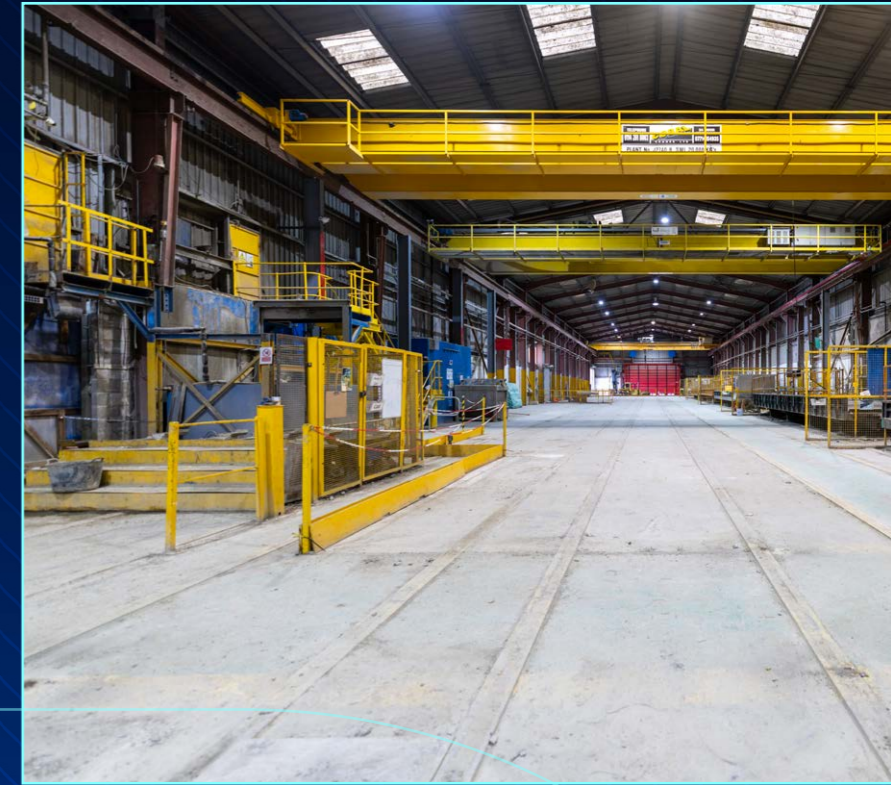
 COTES PARK

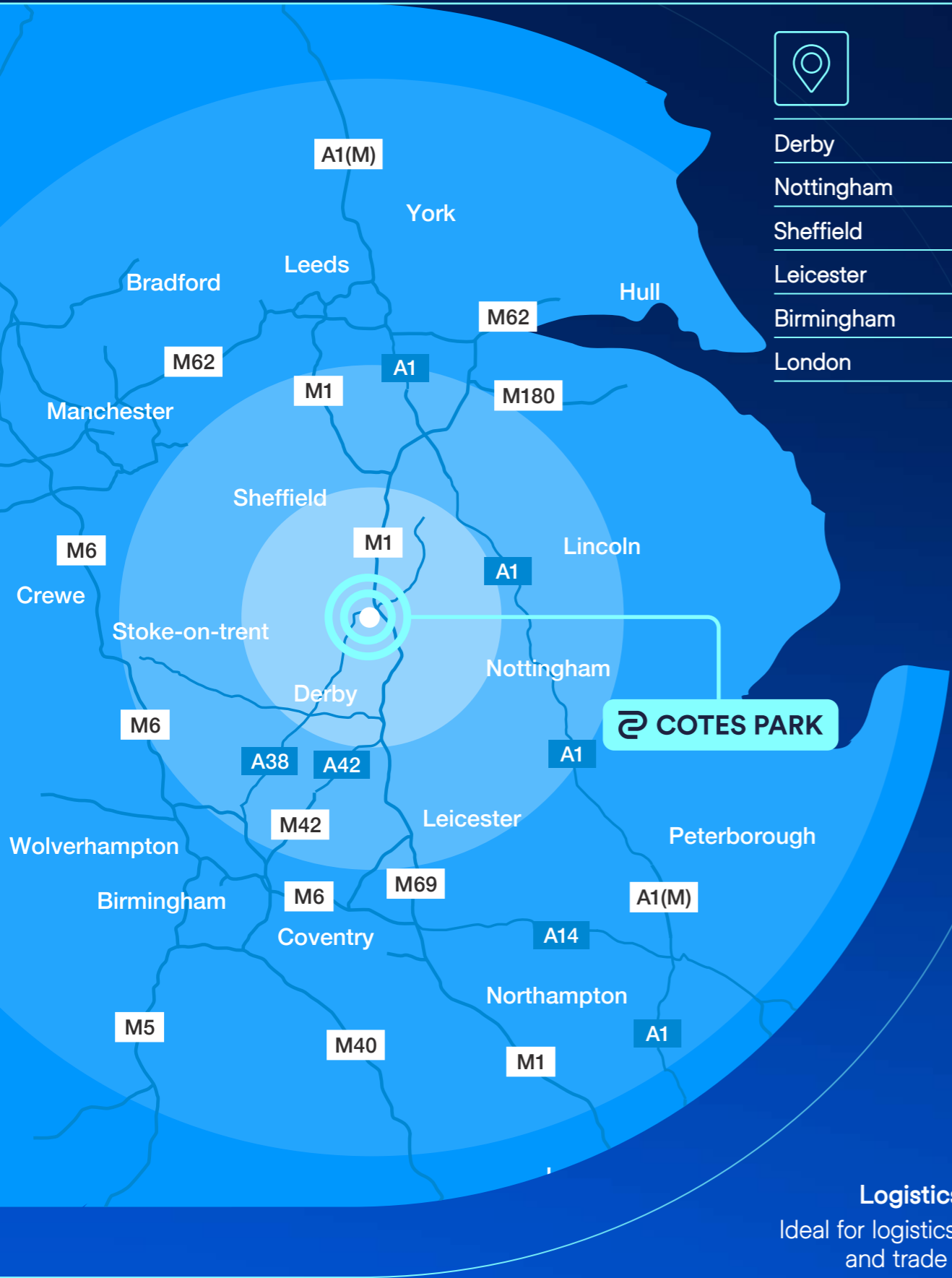


### Existing Accommodation

The property was previously utilised as an operational concrete products manufacturing facility with ancillary operations. Existing facilities on-site extend to an approximate footprint of 85,513 sq ft (GIA) plus car parking and concrete yard.

The 'complex' of buildings vary in age and quality and include offices, workshops, welfare facilities, canteen and four warehouse bays. Potential repurposing of the existing buildings is possible however parties are advised to make their own enquiries to ascertain suitability. Further information is available upon request.





- 30 Mins
- 1 Hour
- 2 Hours

**Air & Ports**  
Close to East Midlands Airport and major UK ports.



	DISTANCE (MILES)	TIME (HRS:MIN)
Derby	15	00:20
Nottingham	15	00:25
Sheffield	20	00:30
Leicester	32	00:40
Birmingham	48	00:55
London	130	02:30

**Prime Location**

A strategic East Midlands location at the heart of the UK's industrial corridor.

**Connectivity**

Direct access to the A38 and M1 (J28) for fast national connectivity.

**Labour**

Access to a large, skilled workforce across nearby towns and cities. 22% of Amber Valley's workforce is employed within manufacturing, transport and storage, equating to 10,500 employees.

**Logistics Appeal**

Ideal for logistics, manufacturing, and trade occupiers.



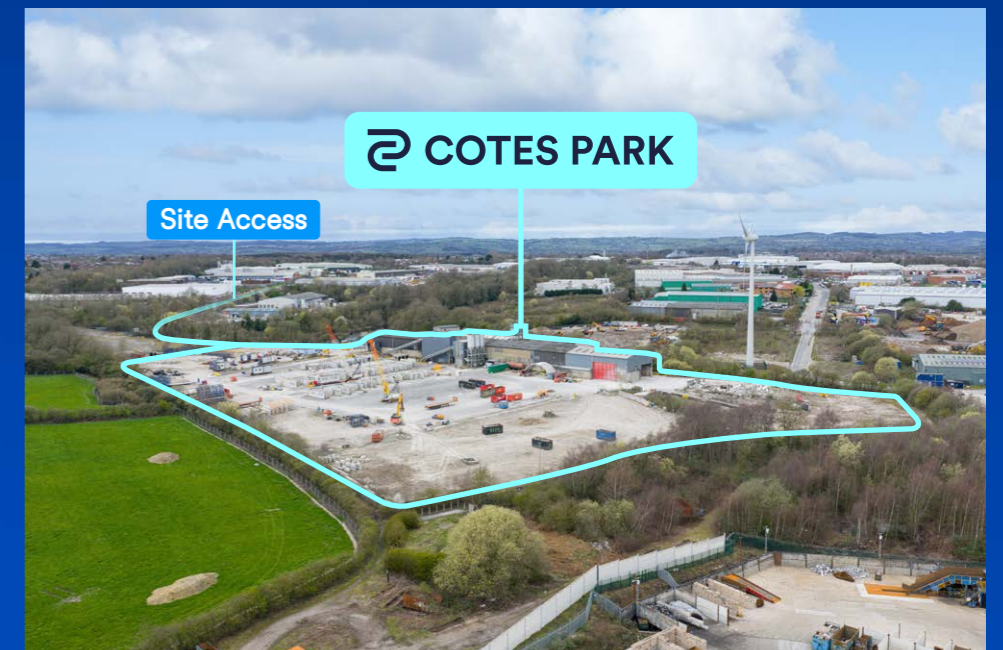
	DISTANCE (MILES)	TIME (HRS:MIN)
A610	1	00:02
A38 (Derby Link)	2	00:05
M1 (J28)	3.7	00:07
A38 / A61 Interchange	10	00:15



	DISTANCE (MILES)	TIME (HRS:MIN)
East Midlands Airport (EMA)	24	00:26
Birmingham Airport (BHX)	60	01:05



	DISTANCE (MILES)	TIME (HRS:MIN)
Port of Hull (ABP)	80	01:25
Port of Liverpool	85	01:30
Port of Immingham	90	01:45
Port of Felixstowe	180	03:00



COTES PARK

Site Access

# Proven Industrial Space

## The Details



### Technical Information

Access to a Data Room containing detailed technical and due diligence information will be made available upon request subject to the execution of a Non-Disclosure Agreement between the parties.



### Planning

The site is allocated under Policy ED1 — Development Within Existing Business & Industrial Areas. The site falls within Cotes Park Industrial Estate, development is restricted to E(g), B2 (General Industrial) and B8 (Storage and Distribution) uses, including the redevelopment of land and buildings or the expansion of existing premises.

Adjoining the site to the south is an economic growth site covered by Policy EGS1. The policy identifies Cotes Park Lane (East), Somercotes (29.99 acres / 12.14 hectares) for new business and industrial development between 2022-2040. Development here is also restricted to E(g), B2 and B8 uses in perpetuity, further reinforcing the employment character of the wider area.

All parties are advised to rely on their own enquiries.



### Services

We understands all services are connected to the site including gas, water and electricity. The site has a 400kVA power supply.



### Tenure

We understand the property is held on a freehold basis by Forterra Building Products Limited.



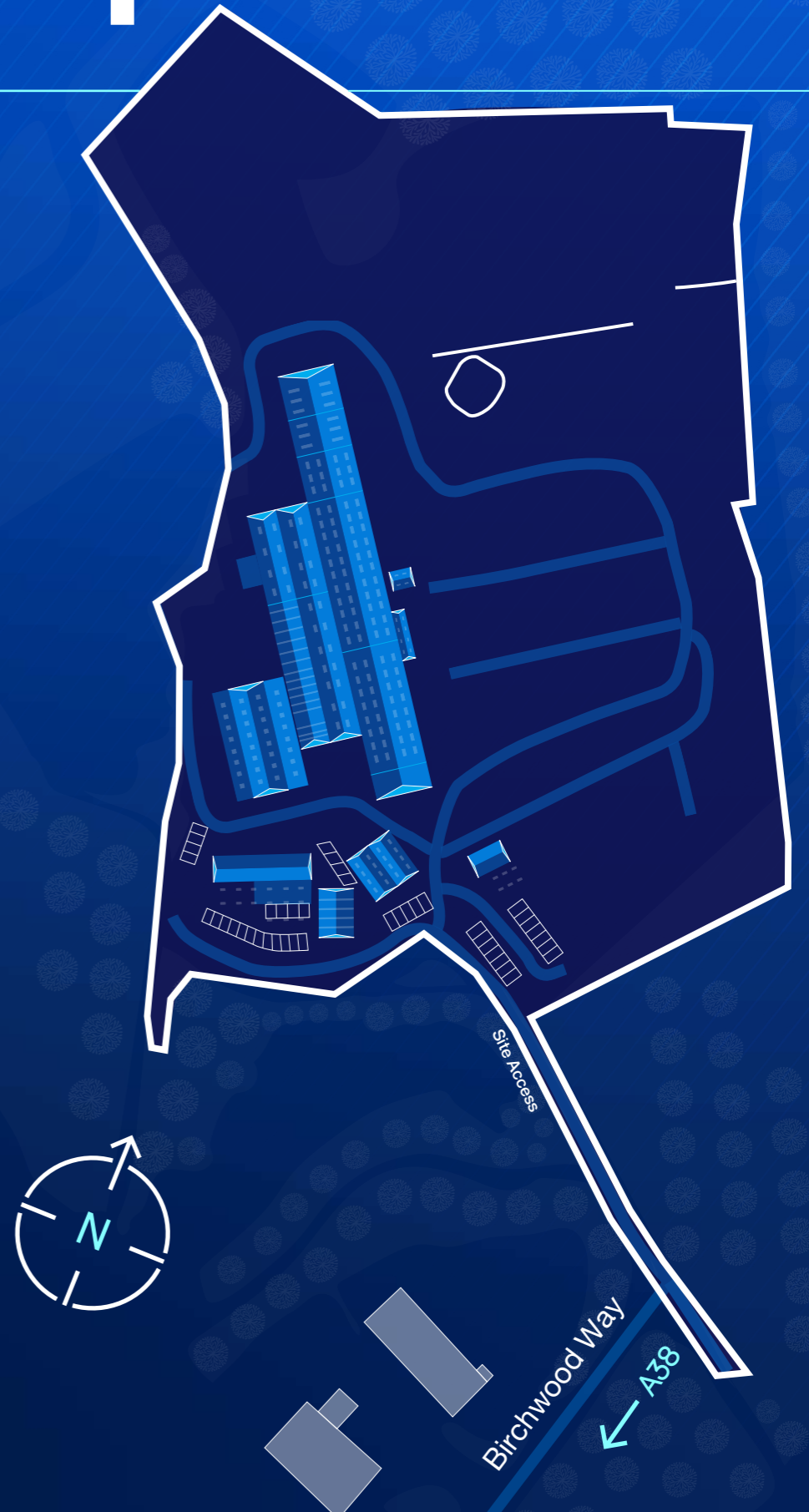
### Terms

The property (totalling an estimated 17.12 acres / 6.93 hectares) is available on a Freehold basis. Title information will be made available via the data room and all parties are advised to rely on their own supplementary enquiries.



### EPC

EPC Rating B, C, D.



For Further Information, Please Contact:

Lambert  
Smith  
Hampton

**Richard Meering**  
rmeering@lsh.co.uk  
07538 881 997

**Peter Edwards**  
pedwards@lsh.co.uk  
07354 846 001

Somercotes, Alfreton,  
J28 M1, DE55 4NH

DISCLAIMER: This brochure and all content in the brochure are provided to you on a non reliance basis without warranty of any kind either express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, and non-infringement. LSH and Eighty Studio Ltd. makes no warranty as to the accuracy, completeness or reliability of any content in this brochure. You are responsible for verifying any information before relying on it. Use of this brochure and the content available in the brochure is at your sole risk. May 2026.

Designed & Created by **eighty**<sup>studio</sup> [www.eighty.studio](http://www.eighty.studio)