

38 Brookhill Road | Pinxton | Nottingham | NG16 6LE

## Detached and secure fully refurbished industrial unit on established estate within close proximity to J28 of the M1

Circa 930.8m<sup>2</sup>  
(10,020ft<sup>2</sup>)

- Complete landlord refurbishment including brand new roof
- Clear span warehouse space
- Internal office and welfare accommodation
- Fully gated and secure site
- Excellent yard/car parking
- Under 1 mile from the A38 and Junction 28 of the M1 Motorway
- Immediately available



New roof fitted

**TO LET**



Location



Gallery



Video



Contact



## Location

The property lies on the Brookhill Industrial Estate which is just 5 minutes from Junction 28 of the M1 with excellent access to major arterial road links including the A38.

The location is just 7 miles from Mansfield City Centre, 15 miles from Nottingham City Centre to the south and 14 miles to Chesterfield City Centre to the north.

## Floor Areas

From measurements taken on site we understand the following GIA to be circa:

**930.8m<sup>2</sup> (10,020ft<sup>2</sup>)**

The property has a site coverage of 0.46 acres.

(This information is for guidance purposes only and prospective tenants are advised to undertake their own measurements)

## Rent

The premises is available on a new lease and we are quoting:

**£60,000 per annum exclusive**  
**(Sixty thousand pounds)**





## Description

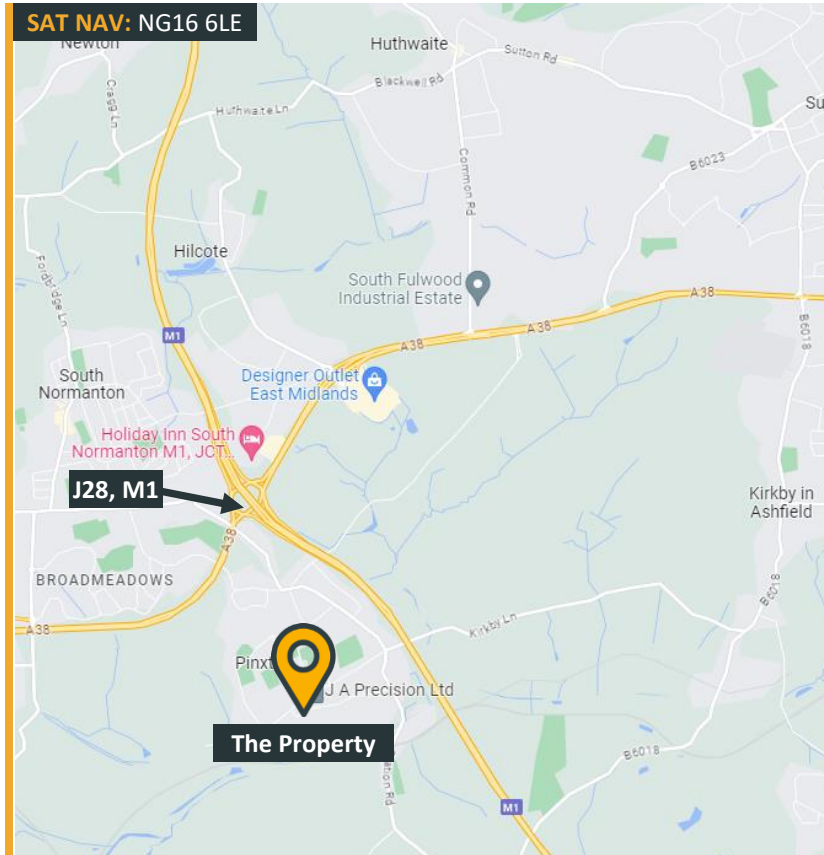
The property comprises a detached self contained industrial unit of steel portal frame construction comprising of two bays of workshop/warehouse/manufacturing space fronted by single storey offices and ancillary accommodation. There is a further addition side storage building with loading bay. There are currently two loading entrances. The specification of the property is as follows:

- Good eaves height
- Clear span warehouse/manufacturing space
- Solid concrete floor
- Lighting throughout
- 3 Phase power
- Internal offices and welfare facilities
- Personnel door
- 2 x loading doors
- Double glazed windows with security shutters
- Fully secure and gated site
- Concrete yard/car park with good circulation
- Site coverage of 0.47 acres

## Refurbishment

The building has undergone a full landlord refurbishment which has included a brand new roof with an excellent warranty. The inside and outside of the property has been fully refurbished but left open ended for a tenant to undertake their own bespoke fit out. Further details on the refurbishment can be provided via the agent.





## VAT

VAT is applicable on the rent and other charges falling under the lease.

## Business Rates

From enquiries of the VOA we understand the Rateable Value for the unit is:

**Rateable Value from April 2023: £34,250**

(This information has been given for guidance purposes only and prospective tenants should make their own enquiries of the Local Authority)

## EPC

The property has an EPC Rating C-65.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.