

## Good quality warehousing/manufacturing unit under landlord refurbishment on a secure business park minutes from J28 M1 via A38

**2,110.39m<sup>2</sup>**  
(22,715ft<sup>2</sup>)

- Excellent location off A38/Junction 28 of the M1
- Numerous roller shutter doors
- Clear span warehouse with additional WCs, kitchen and office space
- Two storey office block to be refurbished
- Good quality car parking and yard space on site



Undergoing  
refurbishment

**TO LET**



Location



Gallery



Contact



## Location

The unit benefits from an excellent location directly off the A38 and just two minutes from Junction 28 of the M1 motorway. To the west of the site, Mansfield City Centre can be accessed inside 0.2 miles and to the south of the site, Nottingham City Centre can be accessed inside 13 miles.

The unit benefits from an excellent local labour force with over 300,000 working people inside a 45 minute drive time of the site, with 1,000 people employed in transport and logistics in the Nottingham area.

## Description

The warehouse and two storey office block benefits from the following specification and features:

- Roller shutter doors
- Gas blower heating
- Warehouse lighting
- Two storey office block
- WCs
- Kitchen/breakout space
- 5 metre eaves height
- 6.2 metre apex height
- Additional yard and car parking
- Securely fenced and gated business park





## Landlord Refurbishment Works

The landlord is undertaking extensive refurbishment works to include the construction of a new front elevation of dark clay composite cladding and blue flashing, replacement of old windows and shutters. A full refurbishment of the office block has commenced to include new LED lighting, suspended ceiling, new floor coverings, new kitchen and redecoration.

## Floor Areas

Description	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	1,737.06	18,698
Ground Floor Office	200.85	2,162
First Floor Office	172.48	1,857
<b>Total</b>	<b>2,110.39</b>	<b>22,715</b>

(This information is given for guidance purposes only)

## Rental

The unit is available by way of a new lease at a quoting rent of:

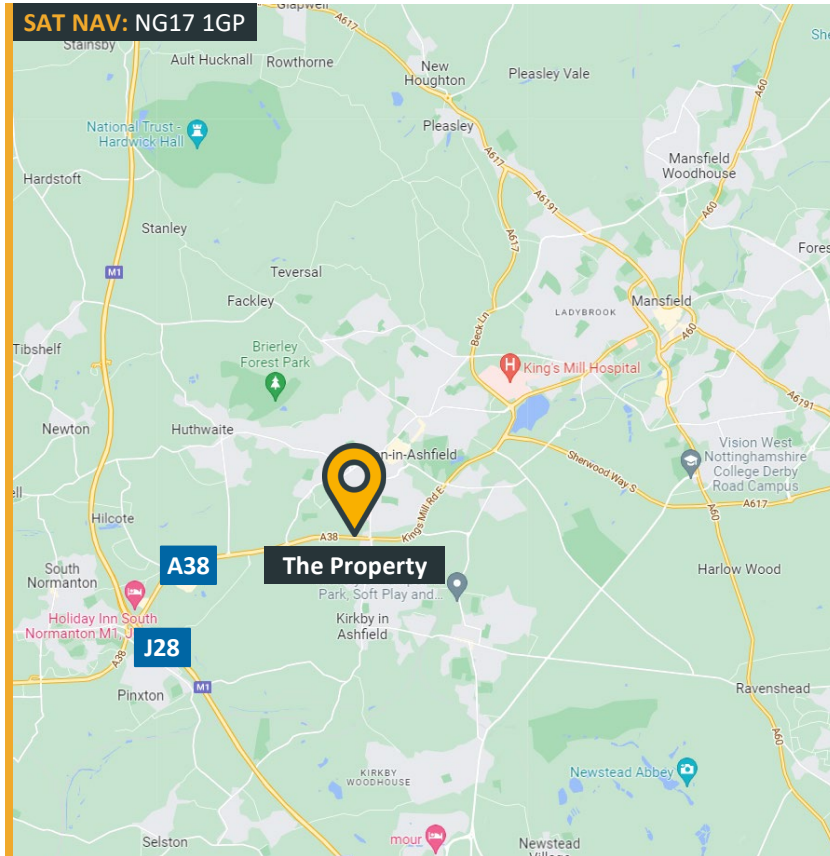
**£120,000 per annum**  
**(One hundred and twenty thousand pounds)**

## Service Charge

The estate has a service charge for the upkeep and maintenance of the common areas of the estate. The cost is available upon request.







## Business Rates

From enquires of the Valuation Office we understand the following:

**Rateable Value from 1 April 2023: £83,000**

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

## VAT

VAT is applicable on the rent, service charge and building insurance due.

## EPC

The EPC Rating for the property is C-62.

## Further Information

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

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