

## High quality modern warehouse with offices on a securely fenced and gated site

695m<sup>2</sup>  
(7,486ft<sup>2</sup>)

- Quick access to A38/J28 M1
- Modern high quality warehouse
- 6.5 metre eaves
- Superb two storey office accommodation
- Good quality external yard and car parking



**TO LET**



Location



Gallery



Contact

## Location

The property sits 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. The location is an excellent spot for local labour, manufacturing and logistics.



## Accommodation

From measurements taken on site, we understand the Gross Internal Area (GIA) extends to:

**695m<sup>2</sup> (7,486ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## Rent

The property is available by way of a new lease for a number of years to be agreed at a quoting rent of:

**£55,000 per annum**  
**(Fifty five thousand pounds)**

## EPC

The property has an EPC rating of **B-31**.





## Specification

The property is a modern industrial unit with adjoining offices built in 2017 and benefits from the following specification and features:

### Warehouse

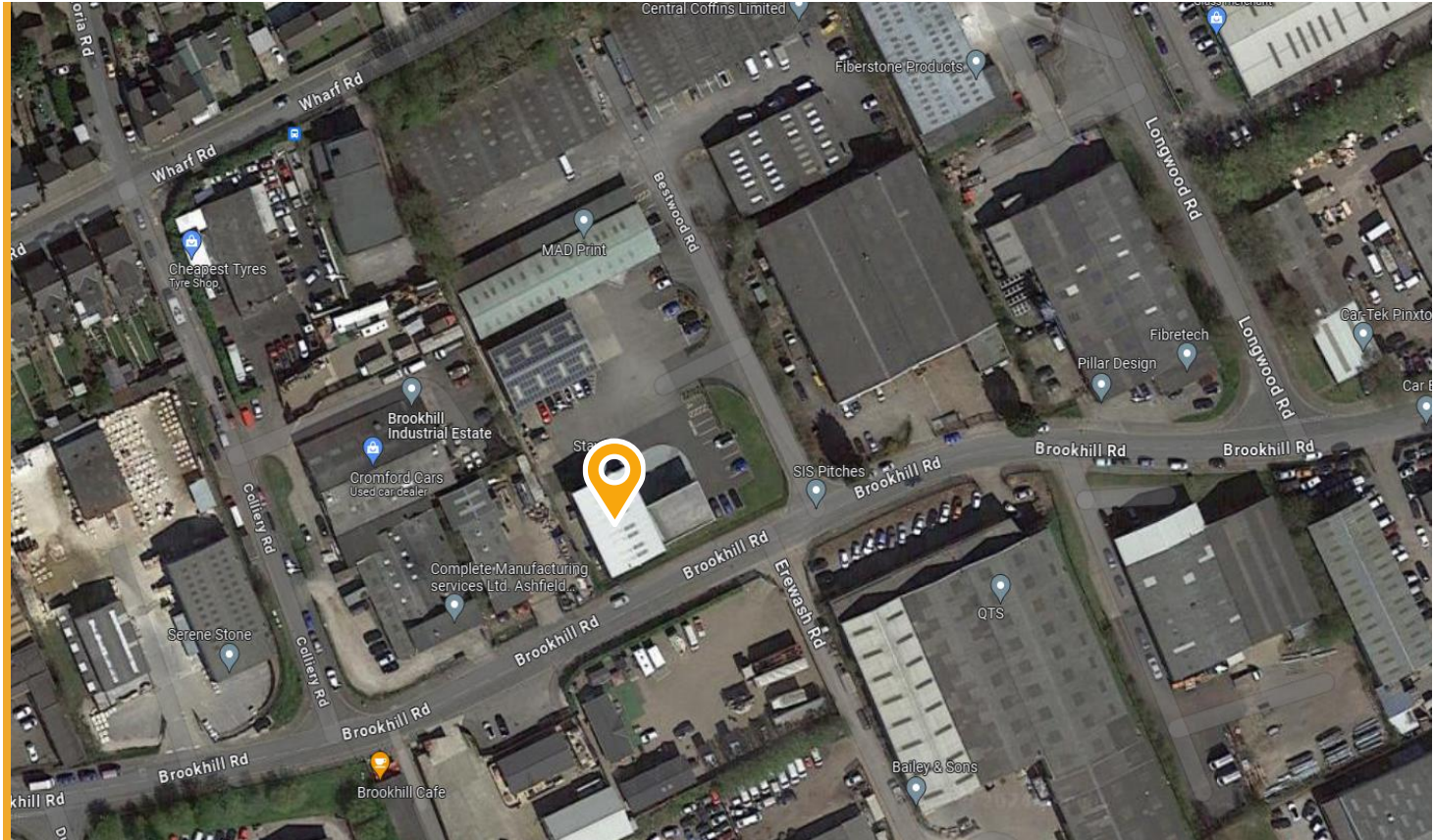
- 6.5 metre eaves
- Single level loading roller shutter door
- 35 kN per m<sup>2</sup> floor slab
- Three-phase incoming power supply
- Single gas blower heater
- LED warehouse lighting
- Option for warehouse racking to remain

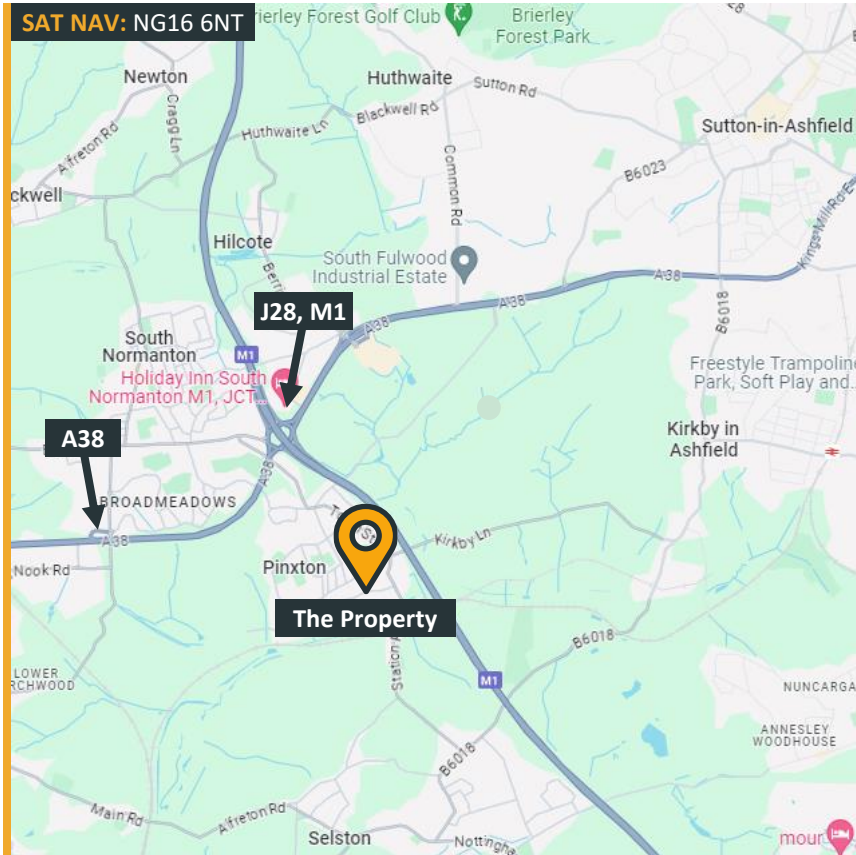
### Offices

- LED lighting
- Modern carpet flooring and tile finishes
- Kitchen and breakout space
- Shower room
- WC facilities on both floors
- Heating and cooling system and air conditioning
- Perimeter trunking and cabling

### External

- A large securely gated and fenced site
- Excellent parking provisions
- Excellent yard and turning circle for vehicle movements
- Electric car charging points





## Business Rates

From investigations on the Valuation Office Agency (VOA) website, we understand the following:

**Rateable Value from 1 April 2023: £33,250**

(This information is given for guidance purposes only and prospective tenants should make their own enquires of Bolsover District Council)

## VAT

VAT is applicable to the rent due.

## Further Information

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

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09/07/2024

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