

Detached modern industrial/warehouse unit with secure yard close to Junction 27 of the M1 Motorway

7,351m² (79,128ft²)
plus large mezzanine

- Modern industrial/warehouse unit
- Comprehensive fitted mezzanine with full suspended ceilings and LED lighting.
- Self-contained car park and service yard to the rear
- 1 level access and 4 dock level loading doors
- Within close proximity of J27 of the M1 Motorway
- Electrical supply 2 MVA



FOR SALE



Location



Gallery



Video



Contact



Location

Forming part of Sherwood Business Park, just 5 minutes drive (1 mile) from Junction 27 of the M1 Motorway, this location benefits from terrific road links, providing quick access to both Nottingham and Mansfield.

The Property

The premises comprise a modern detached industrial/warehouse unit. The accommodation provides a mixture of storage, production, packing and mezzanine space, with high quality offices, canteen and staff welfare facilities. The specification includes:-

Warehouse

- 1 level access loading door and 4 dock access doors
- Minimum eaves height 11.2m
- LED lighting
- 36m delivery yard
- Electrical supply 2 MVA

Production/packing area

- Suspended ceilings with LED lighting
- Air conditioning
- Full mezzanine providing additional 32,259ft²

Offices

- Open plan with meeting rooms
- Suspended ceilings with LED lighting
- Air conditioning
- Canteen
- Locker/changing rooms with WC's and showers





Accommodation

Warehouse	M ²	FT ²
Warehouse	2,083	22,422
Production/packing	3,123	33,617
Offices/Welfare	2,145	23,089
Total	7,351	79,128

(This information is given for guidance purposes only and interested parties are advised to undertake their own measurements prior to contract).

There is a mezzanine above the production/packing area providing a further 3,002m² (32,316ft²) of accommodation.

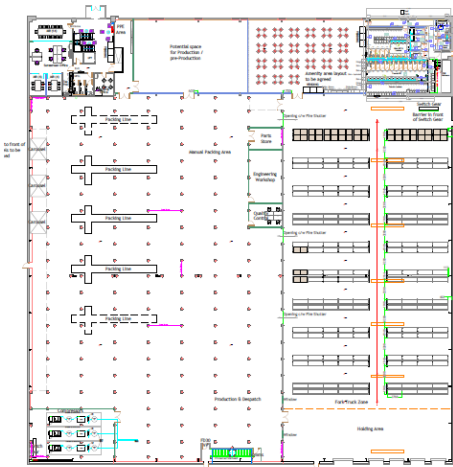
Externally there is staff parking to the front of the property and a secure delivery yard to the rear extending to approximately 0.80 acres.

Business Rates

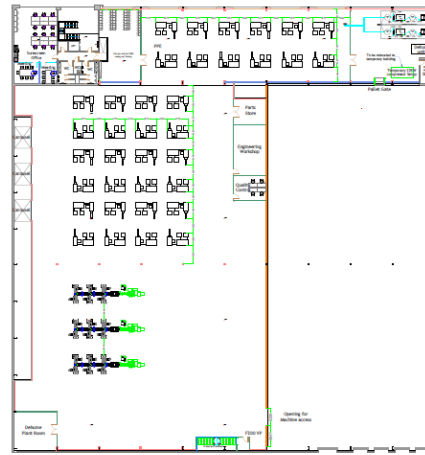
We note from the VOA website that the property has an entry as follows:

Description: Warehouse and premises
Rateable value: £342,500

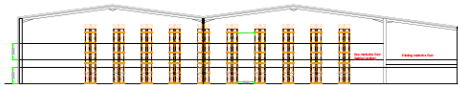
(The current business rates multiplier is 51.2p. All interested parties are advised to make specific enquiries with the local billing authority).



GROUND FLOOR



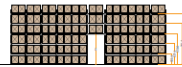
FIRST FLOOR



Elevation

Number of pallet positions achieved = 2280

to suit pallet size 1200mm wide x 1000mm deep
x 1600mm high @ 1000Kgs



Racking Elevation

PROJECT: Surscreens, Sherwood RD

DRAWING: General Arrangement - Phase 2

DRAWING NO: D5329VISA/P2/A0

SCALE: 1:200 @ A0

DATE: 09 Sept 2021

DRAWN BY: A Buchan

JOBQUOTE: AF7654



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Please Note: All work is subject to compliance with Building Regulations
Drawing is illustrative only, it is the contractor's responsibility to check all dimensions
with the client and carry out an on-site check on the actual construction building works.
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Service Charge

A service charge is payable, further details are available upon request.

Planning

The property has planning for:

B2 (General Industrial)
B8 (Storage and Distribution)

Interested parties must rely on their own enquiries of the local planning authority.

Legal Fees

Each party is to be responsible for their own professional and legal fees.

Energy Performance Certificate

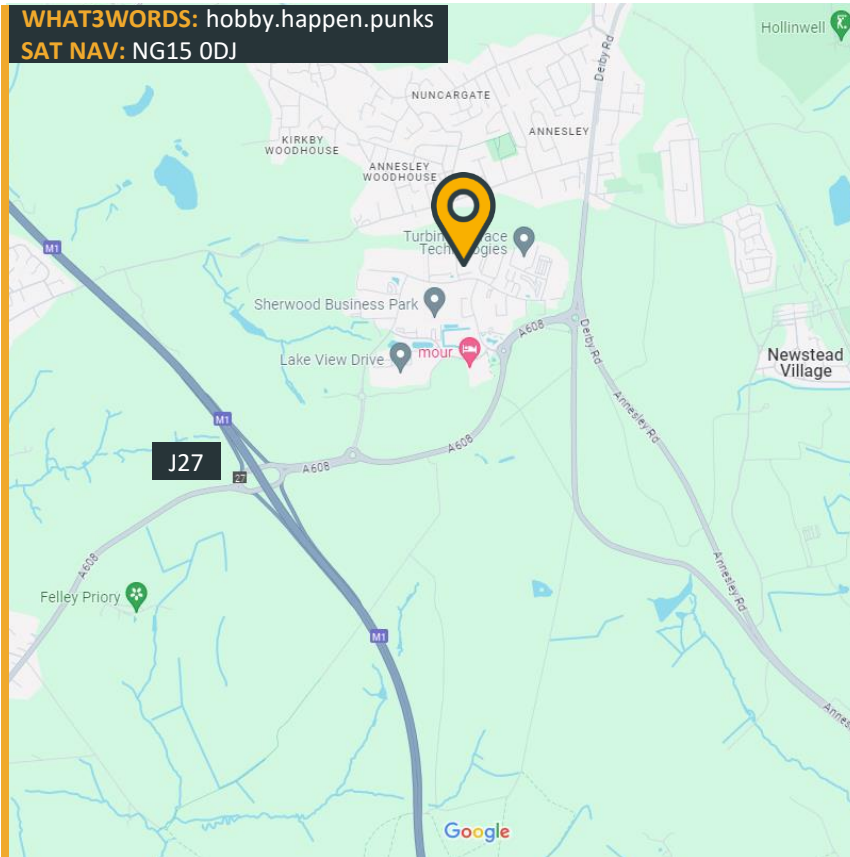
The building has an Energy Performance Certificate rating to be confirmed.

Identity Checks

FHP are obliged by HMRC to ensure that we have sourced and proven the identity of the purchaser.

As a consequence, proof of identity and verification may be required to satisfy our legal obligations to HMRC.

WHAT3WORDS: hobby.happen.punks
SAT NAV: NG15 0DJ



Price

The long leasehold interest for a period of 999 years from 25 December 1995 is available at a peppercorn rent. Guide price:

£6.85 million

(Six million eight hundred and fifty thousand pounds)

VAT

VAT is payable on the purchase and is applicable at the prevailing rate.

Further Information

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

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