

Excellent warehouse/industrial unit with front and rear yards and high spec internal offices on established industrial estate

3,746.3m²
(40,325ft²)

- Excellent location – Close to Junction 28, M1
- 8.6m to the eaves
- Two storey glazed entrance/ reception to front elevation
- Offices, WC, kitchen and break out areas to the front elevation
- Secure front carpark (68 spaces) and rear yard
- Available on a new lease



TO LET



Location



Gallery



Video



Contact



Location

The unit is located on the popular Millennium Business Park to the north of Mansfield town centre on the A617 Chesterfield Road North.

Both Junctions 28 and 29 of the M1 Motorway are located within close proximity to the unit as well as the A38 and A617.

Description	Distance
Mansfield town centre	2 miles
Junction 28	12 miles
Junction 29	12 miles
Sheffield	22 miles
Derby	24 miles
Nottingham	25 miles
Birmingham	70 miles

Nearby tenants include RIG Services, Future Products, Euro Car Parts, Realm Projects, Integrated Door Sets and Flexspace.





The Property

The building comprises a modern detached industrial unit which benefits from offices to the front elevation, excellent warehouse space, front car park and secure rear yard. The property benefits from the following specification:

Warehouse

- 2no level access doors (5m x 4m)
- High bay lighting to be upgraded to LED's
- 10% transparent roof lights
- Eaves height of 8.6 metres
- Solid concrete floors with a loading capacity of 50kn/m
- 3 Phase power
- Mezzanine floor (which can be removed or retained)

Ground & First Floor Offices

- Two storey glazed reception area
- Double glazed windows to front elevation providing natural light into offices
- WC facilities, kitchen and break out areas
- Suspended ceiling with lighting
- Ceiling mounted heating and cooling
- Perimeter trunking
- Carpeted floors
- 8 person passenger lift

Externally the property benefits from large secure and gated yard to the rear and front car park for 68 cars.

Floor Areas

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

Description	m ²	ft ²
Warehouse	3,298.1	35,500
Ground Floor Offices	245.8	2,646
First Floor Offices	202.4	2,179
Total	3,746.3	40,325

The mezzanine floor which can be removed or retained extends to **75.2m² (809ft²)**

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

Rent

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

£282,275 per annum
(Two hundred and eighty two thousand two hundred and seventy five pounds)

The rent equates to £7 per sq ft per annum.

Front Car Park



Rear Yard



Rear Yard





Business Rates

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

Rateable Value from April 2023: £175,000

(This information has been given for guidance purposes only and prospective tenants should make their own enquiries of Mansfield District Council)

Use Class

The property benefits from Use Class B8 (Storage and Distribution).

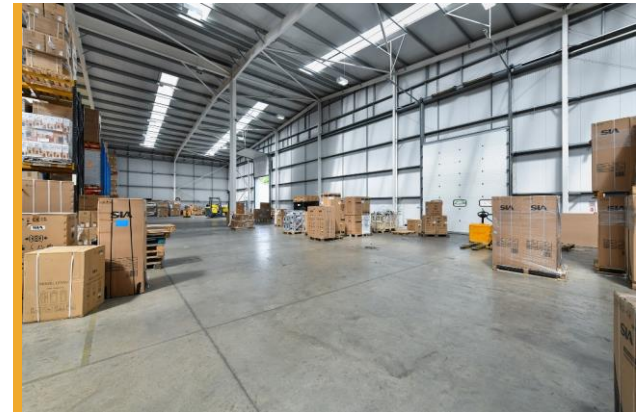
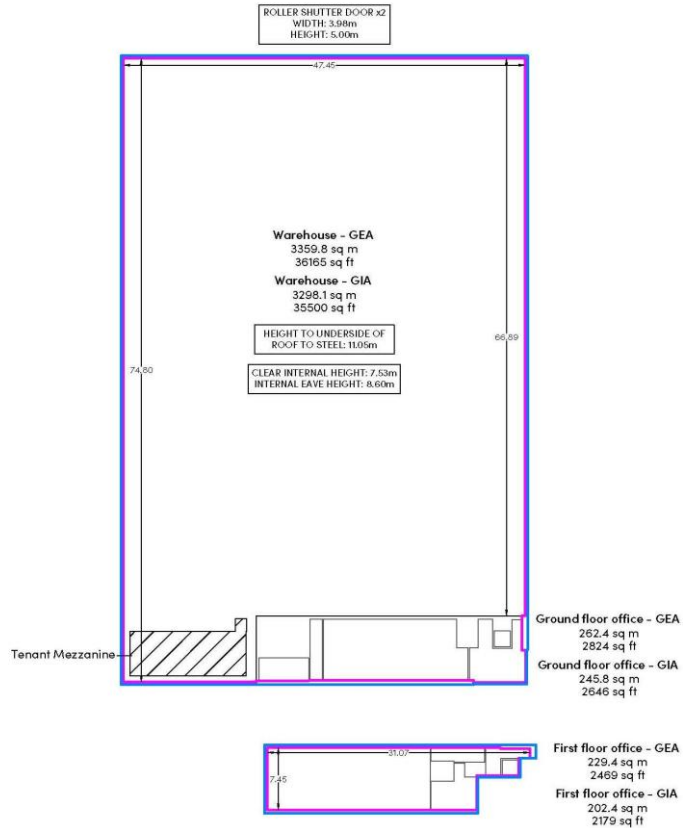
EPC

The EPC Rating for the property is:

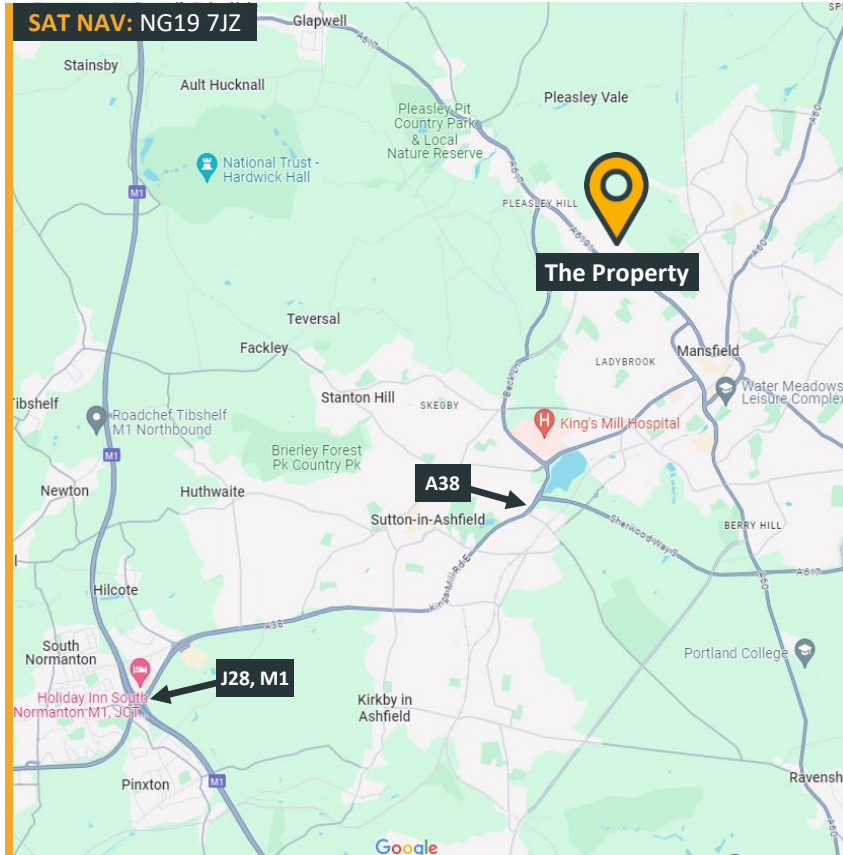
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VAT

VAT is applicable on the rent and other charges falling under the lease at the standard 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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Or contact our joint agent:

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21/08/2024

Please click here to read our "Property Misdescriptions Act". E&OE.