

Former Langton Colliery Site | Kirkby Lane | Pinxton | NG16 6JA

## Factory/warehouses and offices on large hardstanding secure and gated site of 2.74 acres suitable for variety of uses

2,190.6m<sup>2</sup> (23,579ft<sup>2</sup>)  
on approx. 2.74 acres

- Substantial factory/warehouse accommodation and office space
- Excellent power supply to site
- Large concrete service yard area/car park
- Fully fenced and securely gated site
- Excellent car parking and circulation
- Located within easy reach of Junction 28, M1 (8 miles/2.4 miles)
- Ideal transportation headquarters



**FOR SALE**



Location



Gallery



Contact





Location



Gallery



Contact

## Location

The site sits on a plot off Kirkby Lane (B6019) in Pinxton, just off J28 of the M1 Motorway leading to the A38 which is the main arterial route connecting Nottingham to the south, Sheffield to the north, Mansfield to the east and linking Birmingham via Derby to the west.

The unit is located within 8 minutes of J28 of the M1 and is situated only 8 miles of Mansfield, 14 miles of Nottingham and 14 miles of Derbyshire.

The location is an excellent for local labour, manufacturing and logistics laying close to the nearby conurbations of Somercotes,, South Normanton, Sutton in Ashfield, Kirkby in Ashfield and Mansfield.





Location



Gallery



Contact



## Description

The site, the former Langton Colliery site, comprises a variety of buildings from industrial and storage space to well presented open plan and cellular offices alongside ancillary space and hardstanding land. At the rear of the site are two industrial units and a stand alone wash bay. The offices have recently undergone full refurbishment and provide good quality headquarter style accommodation.

The site is securely fenced and gated with the majority of site surfaced and the general specification includes:

### Warehouse

- Numerous steel framed industrial units
- Large power supply into site
- 2 stand alone warehouses
- 1 stand alone wash bay, workshop/warehouse space
- Roller shutter doors
- 3 Phase power
- Solid concrete floors

### Offices

- Mixture of open plan and cellular offices
- Heating throughout
- Suspended ceiling tiles and lighting
- Kitchen, canteen, WC and reception areas
- Trucking and carpet tiles throughout
- Integrated fire alarm system

### Externally

- Approximately 2.74 acres of hard surfaced fenced and gated land





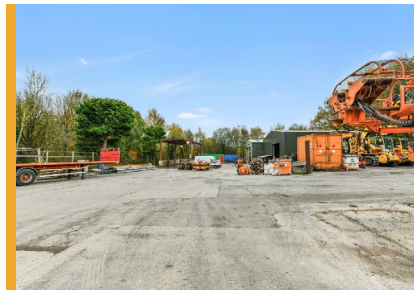
## Floor Areas

From measurements taken on site we calculate the floor areas to be:

Unit	M <sup>2</sup>	Ft <sup>2</sup>
Main Workshop	539.0	5,800
Canteen	27.7	298
Service Bay 1	76.0	818
Service Bay 2	53.9	580
Reception/Link Building	124.6	1,341
North Offices	694.0	7,469
Tower – First & Second Floor	108.0	1,163
South Side – Workshop 1	297.5	3,202
Workshop 2 – Ground Floor	260.0	2,799
First Floor Office	19.2	207
<b>Total:</b>	<b>2,190.6</b>	<b>23,579</b>

The property is situated on a circa 2.74 acre site.

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





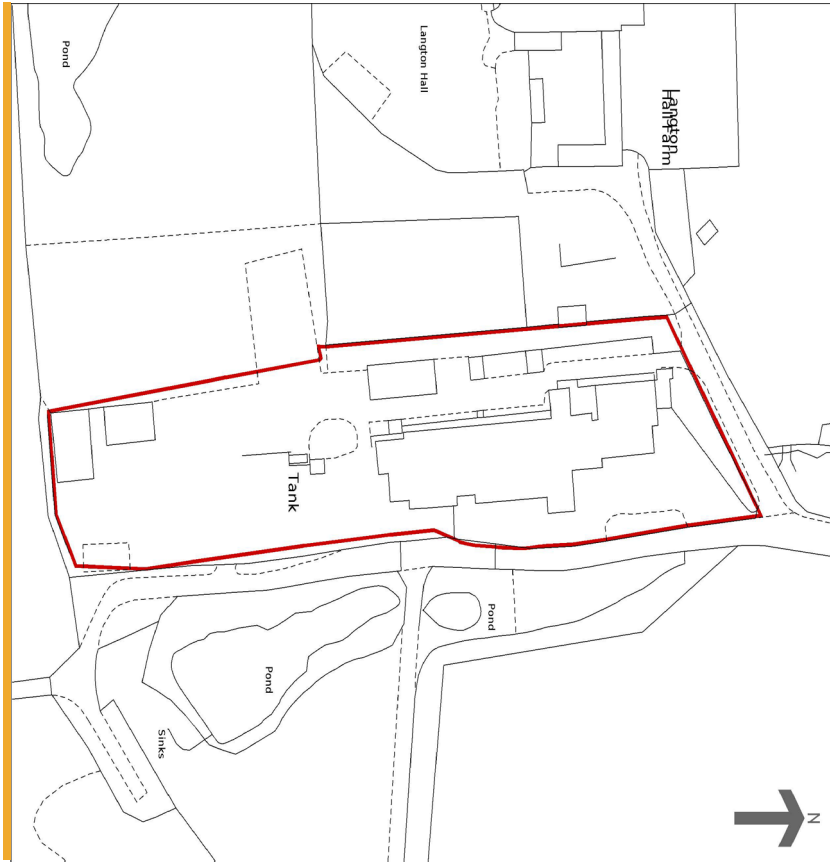
Location



Gallery



Contact



## Price

The property is available freehold and we are quoting a price of:

**£1,250,000**

**(One million two hundred and fifty thousand pounds)**

The property has the Title No. NT121383.

## Business Rates

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

**Rateable Value from April 2023: £40,677**

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

## Planning

We believe the property to benefit from B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) Use.

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

## VAT

VAT is applicable purchase price due.



Location



Gallery



Contact





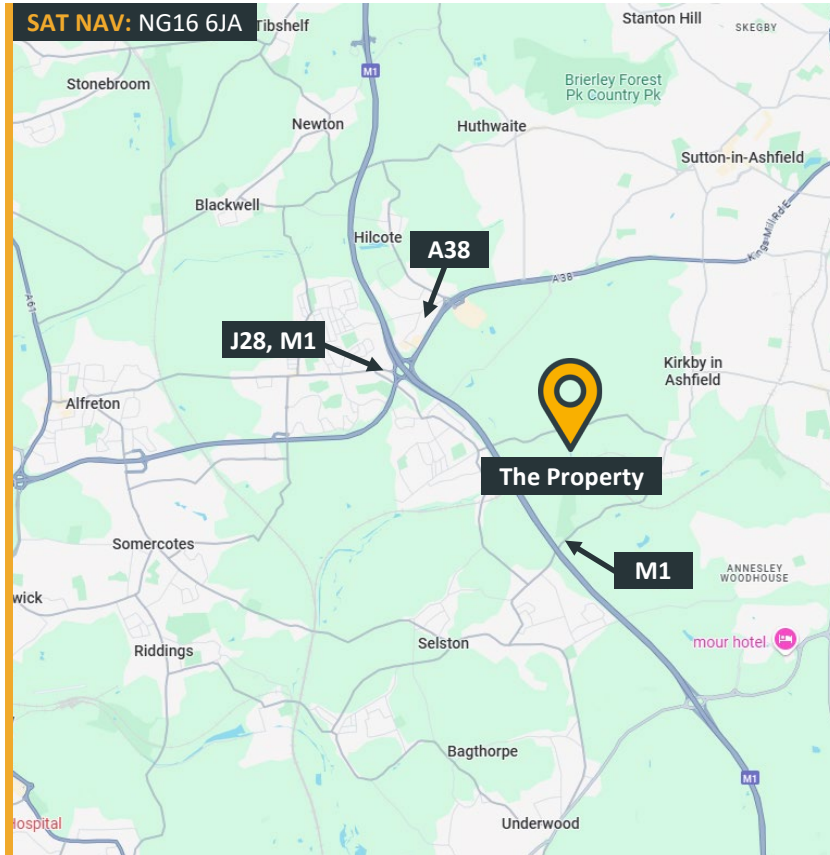
Location



Gallery



Contact



## EPC

Accommodation	EPC Rating
Ground Stabilisation Office	C - 65
Van Elle Limited	E - 116
Vehicle Repair Shop	E - 103
Welding Workshop	E - 115

## Anti-Money Laundering

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents.

## Further Information

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

**Anthony Barrowcliffe**  
07557 972008  
anthony@fhp.co.uk

**Steve Gillott**  
07887 787887  
steve@fhp.co.uk



**Fisher Hargreaves Proctor Ltd.**  
10 Oxford Street  
Nottingham, NG1 5BG  
[fhp.co.uk](http://fhp.co.uk)

21/11/2024

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