

Detached industrial/warehouse unit with two storey internal offices and secure yard/car park

1,912.9m² (20,592ft²)

On circa 1.3 acre site

- Clear span warehouse space
- 6 metre eaves height rising to 8.2 metres at the apex
- Two storey offices
- 270kVA power
- 2 electric car charging points
- Excellent car parking (79 spaces)
- Secure self contained yard
- Fully fenced and gated (360°) site
- Located 9 miles from J28, M1



FOR SALE/TO LET



Location



Gallery



Video



Contact



Location

Forming part of Crown Farm Industrial Estate in Mansfield the property benefits from close proximity to the centre of Mansfield which provides access to the A38 and J28 of the M1 Motorway.

Crown Farm Industrial Estate is located on the eastern fringe of Mansfield town centre, some 9 miles to J28 of the M1. Nottingham is 15 miles south and Sheffield 22 miles to the north west. Key neighbouring towns include Worksop, Newark and Chesterfield.

Other occupiers within the vicinity include Kingfisher Lighting, Integrated Door Set Solutions, Mansfield Plastic Fabrications and KB Install.

Floor Areas

From measurements taken on site we calculate the following Gross Internal Area:

Description	m ²	ft ²
Warehouse	1,385.15	14,910
Ground Floor Offices	262.04	2,821
First Floor Offices	265.71	2,861
Total	1,912.90	20,592

The property is situated on a site of 1.38 acres (0.558 hectares).

(This information is given for guidance purposes only)





Description

The property comprises a detached building constructed in 2003. The property is of steel portal frame construction with brick and blockwork cavity walls to 2 metres on the western elevation surmounted by double skin profile cladding above with the remaining elevations having full height cladding. The roof is of similar construction but incorporating translucent panels. The windows throughout are a powder coated, double glazed system. The building's general specification includes:

Warehouse

- 6 metre eaves rising to 8.2 metres at the apex
- Solid powder coated concrete floors
- 2 roller shutter doors with one having a canopy above
- 3 Phase power
- Lighting throughout
- Translucent roof lights

Office & Ancillary

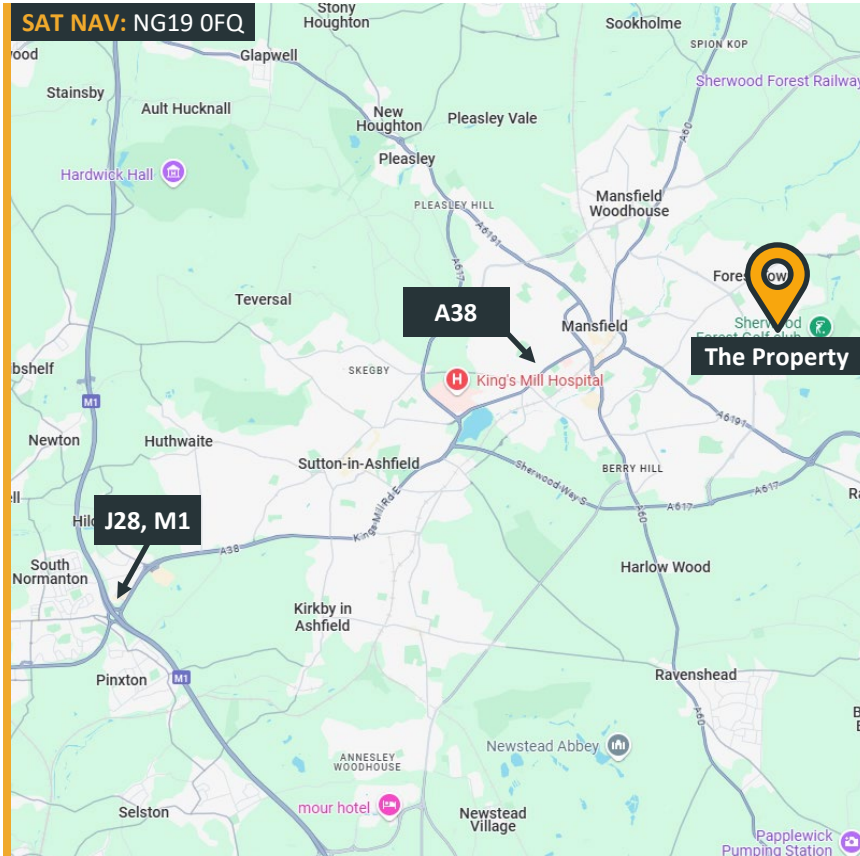
- Cellular and open plan offices set over two floors
- Suspended ceiling, carpet tiles and trunking throughout
- Heating and cooling system
- Reception, ladies, gents and disabled WC's
- Kitchen facilities
- Board room

Externally

- 79 lined car parking spaces
- Palisade perimeter fencing around entire site (360°)
- CCTV
- Large surfaced yard with good turning circles
- Potential to expand the yard/outdoor space further
- 2 electric car charging points







Business Rates

From enquiries of the Valuation Office website, we understand the following:

Rateable Value from 1 April 2023: £75,000

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Mansfield District Council)

Anti-Money Laundering

In order to comply with Anti-Money Laundering Legislation, any 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:

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