

# Good quality warehouse/potential manufacturing space on a large secure site close to J26 and J27 M1

4,403m<sup>2</sup>  
(47,397ft<sup>2</sup>)

- Large car park and yard
- Simple storage space set over two bays
- Fenced and gated site
- Perimeter circulation and delivery access
- LED lighting to warehouse
- Close to J26 and J27 M1



**TO LET**



Location



Gallery



Video



Contact

## Location

The property benefits from good access to Junctions 26 and 27 of the M1 motorway, sitting on the edge of Hucknall and accessed via the Hucknall bypass and Watnall Road.

The precise location of the building is shown on the plan to the rear of these details.

## The Property

The property offers a rare opportunity to rent simple storage or potential production space on a large site, which offers securely fenced and gated yard and car parking plus perimeter circulation and delivery access. In detail, the specification includes:

- Three level access loading doors
- LED lighting to warehouse
- Warehouse heating
- WCs and kitchen
- Eaves height of 6.2 meters
- Fenced and gated yard and parking
- Large site of 2.9 acres





## Accommodation

From measurements taken on site, we understand the property has a gross internal area (GIA) of:

**4,403m<sup>2</sup>** (47,397ft<sup>2</sup>) on 2.9 acres

The property has an additional mezzanine area of **637m<sup>2</sup>** (6,859ft<sup>2</sup>).

(This information is given for guidance purposes only.)

## Business Rates

We understand the following business rates are applicable, but interested parties must make their own enquiries:

Rateable Value:	<b>£187,000</b>
Rates Payable 2024/25:	<b>£102,102</b>

(This information is given for guidance purposes only and interested parties should make their own enquiries of the Local Authority.)

## EPC

The property has an EPC rating of **C-54**.







## Rent

The property is available on a new lease for a term of years to be agreed at an asking rent of:

**£260,000 per annum exclusive**  
**(Two hundred and sixty thousand pounds)**

## VAT

VAT is payable upon the rent and building insurance 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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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.