

High calibre warehouse or production unit on securely fenced and gated shared site

1,341m²
(14,433ft²)

- Just off A38 / minutes from Junction 28 M1
- Securely fenced and gated shared site
- Simple storage or production space
- Two level access loading doors



TO LET



Location



Gallery



Contact

Location

The property sits just off the A38 within a few minutes drive of Junction 28 of the M1 motorway, readily accessible for the local centres of Mansfield, Sutton and Kirkby.

The Property

The premises comprise semi-detached high calibre warehouse or production space offering simple accommodation ideal for production or long term storage. Features of the specification include:

- 2 level access loading doors
- 16 allocated car parking spaces
- Excellent natural light
- 6 metre eaves
- WC facilities
- Securely fenced and gated shared site





Accommodation

From measurements taken on site, we calculate the following Gross Internal Area (GIA):

1,341m² (14,433ft²)

(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: £64,000 per annum
Rates Payable 2024/25: £34,944 per annum

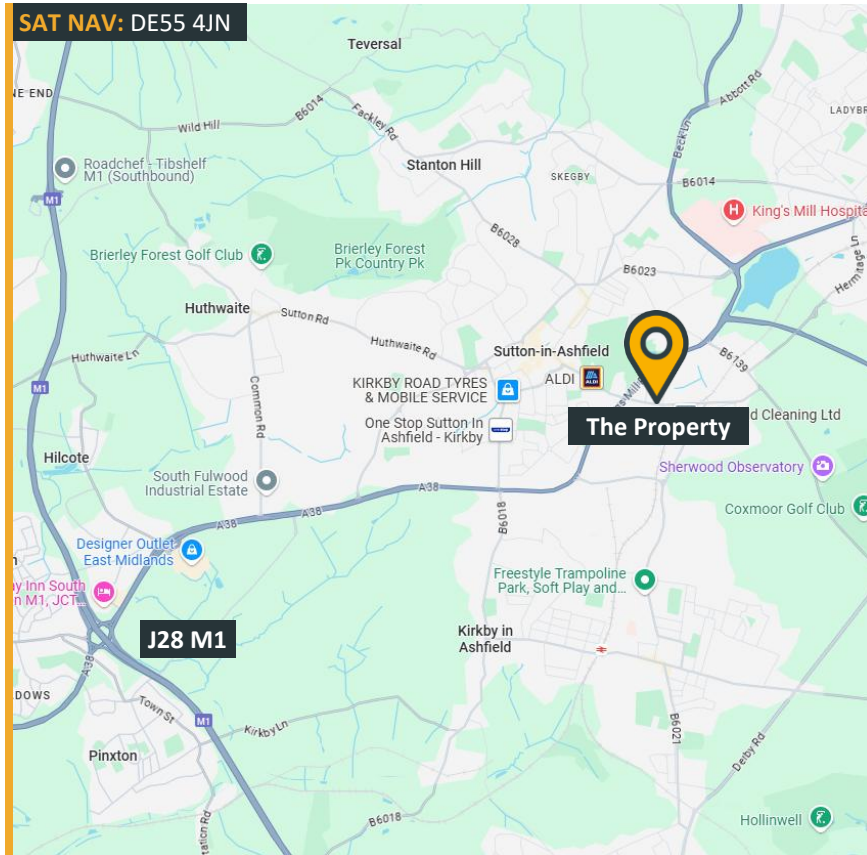
(This information is given for guidance purposes only and interested parties should make their own enquiries of the Local Authority.)

EPC

The property has an EPC rating of **B-41**.

Service Charge

A nominal service charge will be levied for upkeep and maintenance of the common areas of the estate.



Rent

The premises are available on a new lease for a term of years to be agreed at a rent of:

£97,500 per annum exclusive
(Ninety seven thousand five hundred pounds)

VAT

VAT will be payable upon rent and service charge 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.