

Units 1-8, Balwant Business Park | Coxmoor Road | Sutton in Ashfield/J28, M1 | NG17 5LA

## Five light industrial/warehouse units offering size options of between 5,988ft<sup>2</sup> and 169,147ft<sup>2</sup> accessed from A38/J28, M1

556m<sup>2</sup> to 15,714m<sup>2</sup>  
(5,988ft<sup>2</sup> to 169,147ft<sup>2</sup>)

- A range of high quality adjacent industrial/warehouse buildings
- Accessed directly from the A38, 4.4 miles north east of J28, M1
- Available as a whole or as individual units
- Phased availability from January 2023



**TO LET**



Location



Gallery



Video



Contact



## Background

Balwant Business Park is currently occupied by Lockwood Haulage Limited who are relocating by virtue of continued expansion.

Lockwood occupy the buildings on leases which come to an end in December 2022 and September 2023.

The buildings are being offered available to let once Lockwood have relocated and provide the flexibility to either be reoccupied by one occupier or alternatively the units can be individually occupied into up to five separate units.

Units 1 - 4



Units 1 - 4



Units 1 - 4



Units 1 - 4



## Location

Balwant Business Park fronts the A38(T) approximately 4.4 miles east of J28, M1 in Sutton in Ashfield. Coxmoor Road provides a traffic controlled intersection with the A38 which links to the southwest to J28 of the M1 passing through the Sutton in Ashfield and Huthwaite industrial estates and to the northeast to Mansfield (approx. 3.5 miles).

The property is located within the heart of the Junction 28 industrial estate areas – the J28 estates form the strongest focus of industrial/warehousing space in the northern part of the East Midlands on the M1 Corridor.

The surrounding towns of Mansfield, Sutton in Ashfield, Kirkby in Ashfield and the former mining villages within the hinterland provide a good pool of available labour.



## HGV Drive Times

Places	Miles	Time
M1/J28	4.4	8 mins
Derby	22	33 mins
Nottingham	18	34 mins
Sheffield	36	45 mins
Leicester	44	53 mins
Birmingham	65	1 hour 10 mins
Leeds	61	1 hour 10 mins
Manchester	69	1 hour 55 mins
London (M25)	132	2 hours 15 mins

Airports	Miles	Time
East Midlands	28	33 mins
Birmingham	62	63 mins
Heathrow	142	2 hours 25 mins
Rail Freight	Miles	Time
Maritime RFT	23	31 mins
BIFT	50	51 mins
Hams Hall	56	58 mins
DIRFT	59	1 hour 5 mins

Ports	Miles	Time
Immingham	81	1 hour 22 mins
Liverpool	116	2 hours 15 mins
London Gateway	166	3 hours
Felixstowe	185	3 hours 20 mins
Southampton	182	3 hours 15 mins





## Description

Balwant Business Park has been evolved and built alongside the continued expansion of Lockwoods. There are five individual buildings which provide a range of options (as shown on the attached schedule), the smallest unit being 5,988ft<sup>2</sup> and the largest individual unit being 92,936ft<sup>2</sup>.

Units 1-5 are the original buildings which have their origins from the late 1960s whereas Units 6, 7 and 8 have been built in the last 10 years and provide good quality modern units.

Units 1-5 comprise two interconnecting steel framed buildings of brick elevations under a pitched sheeted and insulated roof – Units 1-4 have an eaves height of 9 metres, Unit 5 has an eaves height of approximately 4 metres.

The remaining warehouses are detached steel portal framed warehouses with eaves ranging in height between 5-10 metres.

## Rateable Value

The properties are currently held on one single rating assessment with the rateable value being £395,000.

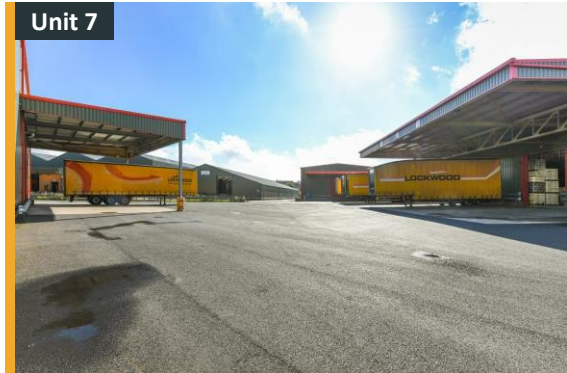
In such event that the properties are occupied individually then the RV will be reassessed.

The Rating Authority is Ashfield District Council.

## Unit Sizes, Availability & Rents

Unit	M <sup>2</sup>	Ft <sup>2</sup>	Eaves Height	Rent (Per Annum)
1-5	8,634	92,936	9 metres and 4 metres	£502,750
6	1,868	20,108	8 metres	£115,000
7	4,656	50,115	10 metres	£288,000
8	556	5,988	6 metres	£44,250
<b>Total</b>	<b>15,714</b>	<b>169,147</b>		<b>£950,000</b>

Unit 7

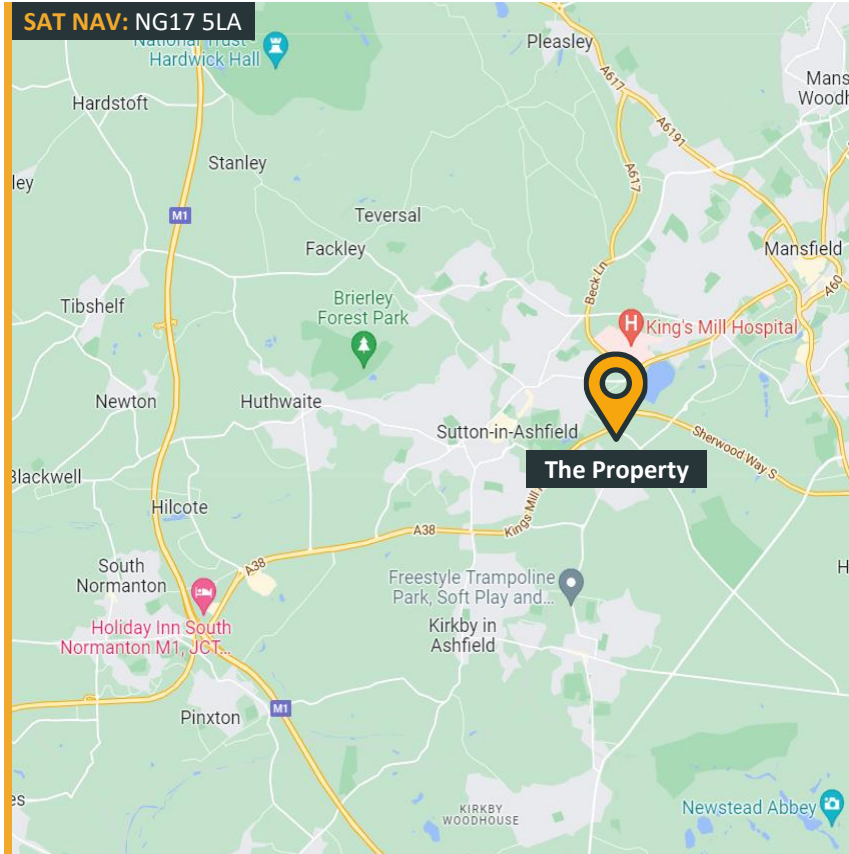


Unit 7



Unit 7





## Service & Estate Charge

A service and estate charge will cover the cost of external repairs and maintenance required to shared areas within the estate. The level of service charge will depend on whether the properties are occupied as a whole or whether individual units are occupied – full details are available upon request.

## Further Information

Plans, copies of EPC's and asbestos reports are available from the agents.

## Further Information

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

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