

Phase 1 | Portland Drive | Shirebrook | Mansfield | NG20 8SJ

## New build development of industrial/warehouse units available to rent or buy

235.8m<sup>2</sup> to 2,033.2m<sup>2</sup>  
(2,538ft<sup>2</sup> to 21,884ft<sup>2</sup>)

- New high quality industrial development
- Shell specification with WC and 3 phase power
- Electric roller shutter door
- Forecourt car parking
- Available individually or combined
- Excellent industrial location



**TO LET/FOR SALE**



Location



Gallery



Video



Contact



## Location

The property is strategically located on Portland Drive adjacent to Sports World distribution depot on Brook Park, north of Mansfield and east of Junction 29 of the M1. The property is located 10 miles from the M1 Motorway, 12 miles from Chesterfield, 27 miles from Nottingham, 25 miles from Sheffield, 30 miles from Derby and 40 miles from Lincoln.

## Description

Built to a shell specification and to include the following:

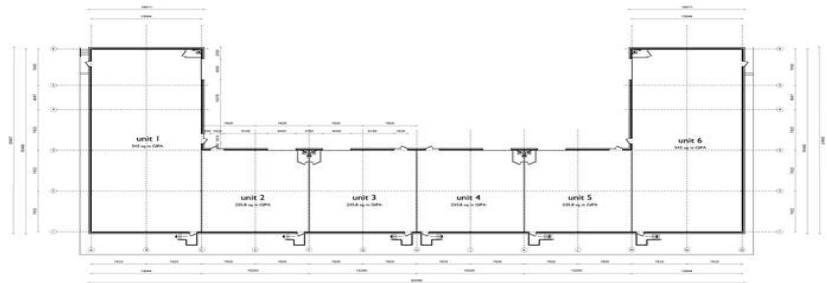
- Steel portal frame with profile pitched clad roof
- Solid concrete floors
- Eaves height of 6 metres
- Translucent roof lights
- High bay LED lighting
- 3 Phase power
- Electric roller shutter door
- Personnel door
- WC facilities
- Allocated car parking



## Planning

The units will benefit from planning for Use Classes B1, B2 and B8.

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





## Floor Areas, Rents and Prices

Unit	M <sup>2</sup>	Ft <sup>2</sup>	Rent (Per Annum)	Price
1	545.0	5,866	£44,000	LET
2	235.8	2,538	£21,500	£355,000
3	235.8	2,538	£21,500	LET
4	235.8	2,538	£21,500	LET
5	235.8	2,538	£21,500	LET
6	545.0	5,866	£44,000	LET

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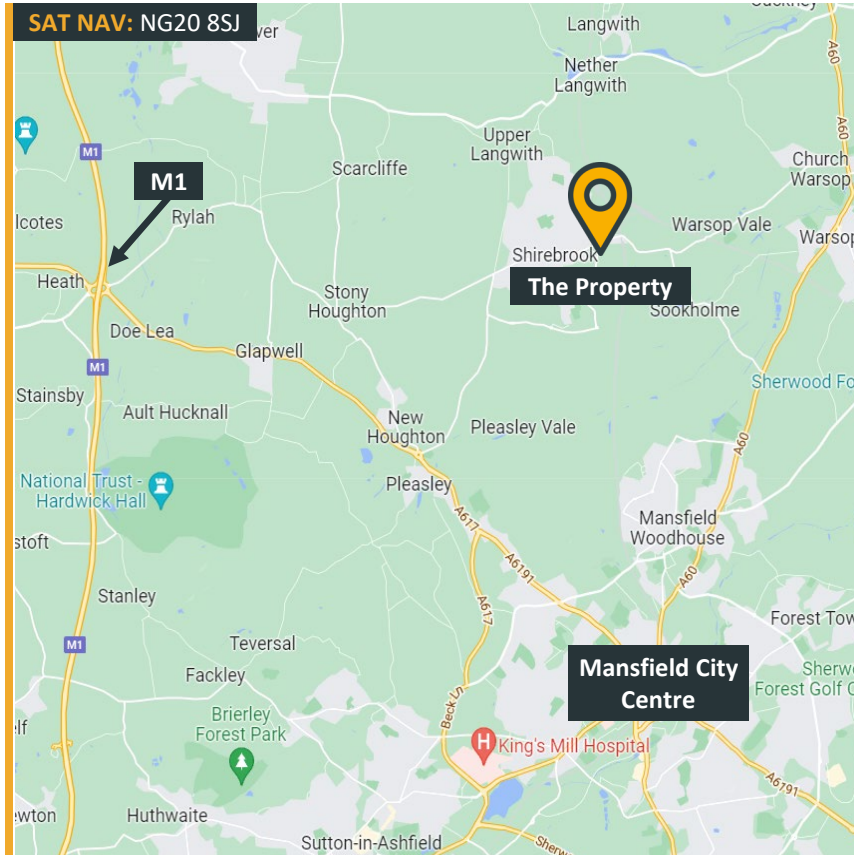
## Service Charge

The units will be subject to a service charge to cover the upkeep and maintenance of the communal areas of the estate. Guide figures are circa £0.60 per sq ft. Further information is available via the agent.

## Business Rates

The units will be assessed upon completion. Small business rates relief may be available dependent on unit size and the type of business leasing the units. Please make your own enquires of Bolsover District Council.





## VAT

VAT applies to rent and purchase price due.

## EPC

The units will be assessed upon completion.

## Further Information

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

### Jamie Gilbertson

07747 665941

jamie.gilbertson@fhp.co.uk

### Guy Mills

07903 521781

guy.mills@fhp.co.uk

Or contact our joint agents at Savills:

### Ian Muxlow

07967 555584

imuxlow@savills.com

### Luke Epps

07811 073302

luke.epps@savills.com



### Fisher Hargreaves Proctor Ltd.

10 Oxford Street  
Nottingham, NG1 5BG

fhp.co.uk

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