

Industrial/warehouse unit undergoing full strip out and refurbishment minutes from Junction 28 M1 via A38

2,327m² to 4,848m²
(25,052 to 52,190ft²)

- Excellent location off A38/Junction 28 of the M1
- Undergoing significant refurbishment/fit out
- Clear span space with excellent car parking and yard
- Available immediately



TO LET



Location



Gallery



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Location



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Location

The units benefit from an excellent location directly off the A38 and just two minutes from Junction 28 of the M1 motorway. To the west of the site, Mansfield City Centre can be accessed inside 0.2 miles and to the south of the site, Nottingham City Centre can be accessed inside 13 miles.

The units benefit from an excellent local labour force with over 300,000 working people inside a 45 minute drive time of the site, with 1,000 people employed in transport and logistics in the Nottingham area.

Description

The property is currently being split into three units and undergoing a full landlord refurbishment and strip out. The unit will benefit from the following specification:

- Roller shutter doors
- Gas blower heating
- Warehouse lighting
- Roof lights
- Concrete floors
- Mezzanine Office accommodation
- WC's
- Kitchen/breakout space
- 3.4 metre eaves rising to 6.3 metres to apex
- Additional yard and car parking
- Securely fenced and gated business park

Unit 5 – Under Refurbishment**Unit 5 – Under Refurbishment****Unit 5 – Under Refurbishment**



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Unit 6 – Under Refurbishment



Unit 6 – Under Refurbishment



Landlord Refurbishment Works

The landlord is undertaking extensive refurbishment works to include the installation of a new flat roof to the office block, new lighting to the warehouse, internal decoration throughout and external works such as the cleaning/removal of vegetation. In addition all registered asbestos has been removed from all elevations and flooring.

Floor Areas & Rent

The units are available by way of a new lease at quoting rents of:

Unit	M ²	Ft ²	Rent
Unit 5	2,521	27,138	£140,000 per annum
Unit 6	2,327	25,052	£130,000 per annum
Total	4,848	52,190	£270,000 per annum

(This information is given for guidance purposes only)

Business Rates

From enquiries of the VOA website we understand the following:

Rateable Value from March 2024: **Unit 5 - £75,500**
 Unit 6 - £73,500

(This information is given for guidance purposes only and prospective tenants should make their own enquiries of Ashfield District Council)

Unit 6 – Under Refurbishment





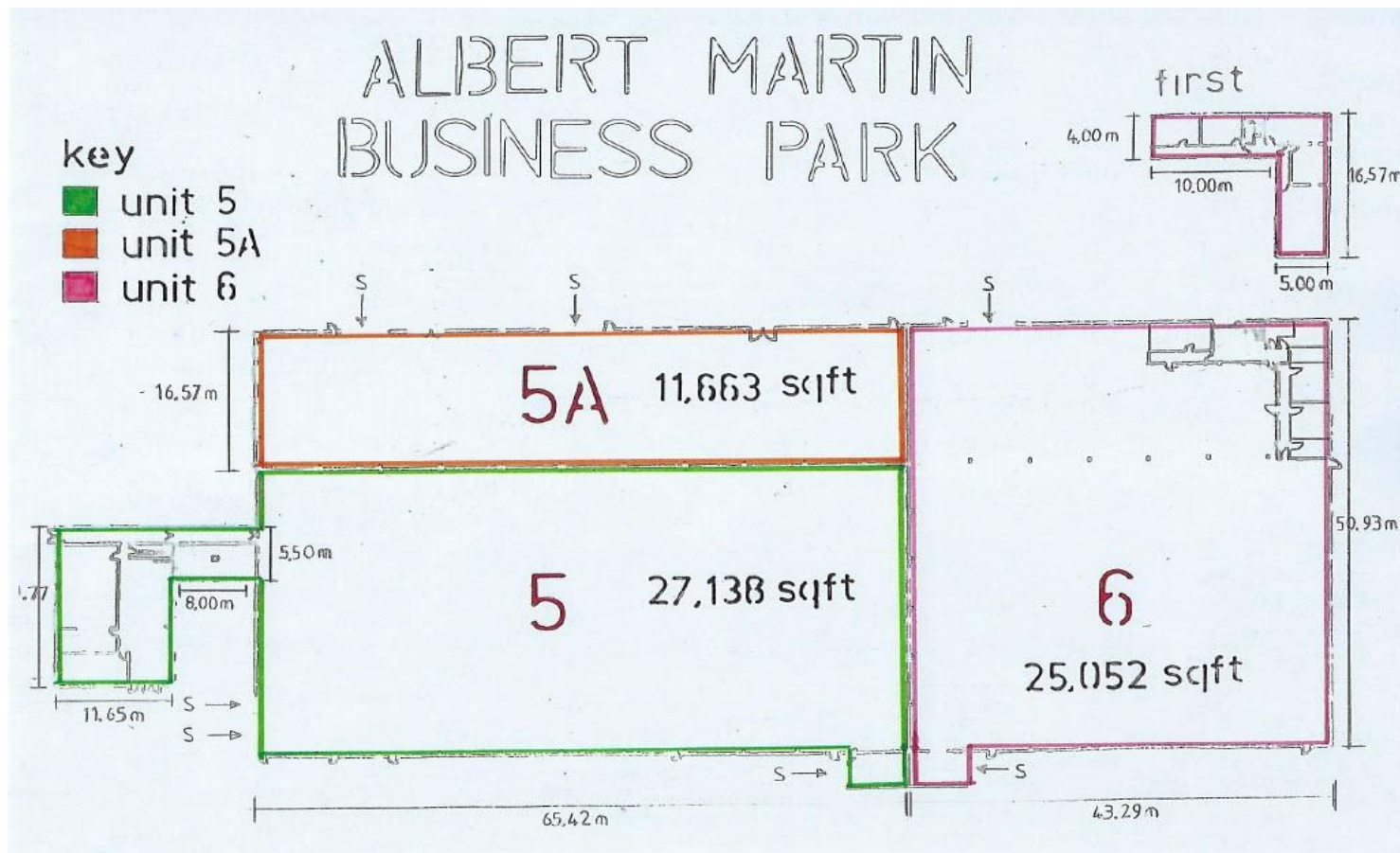
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Location



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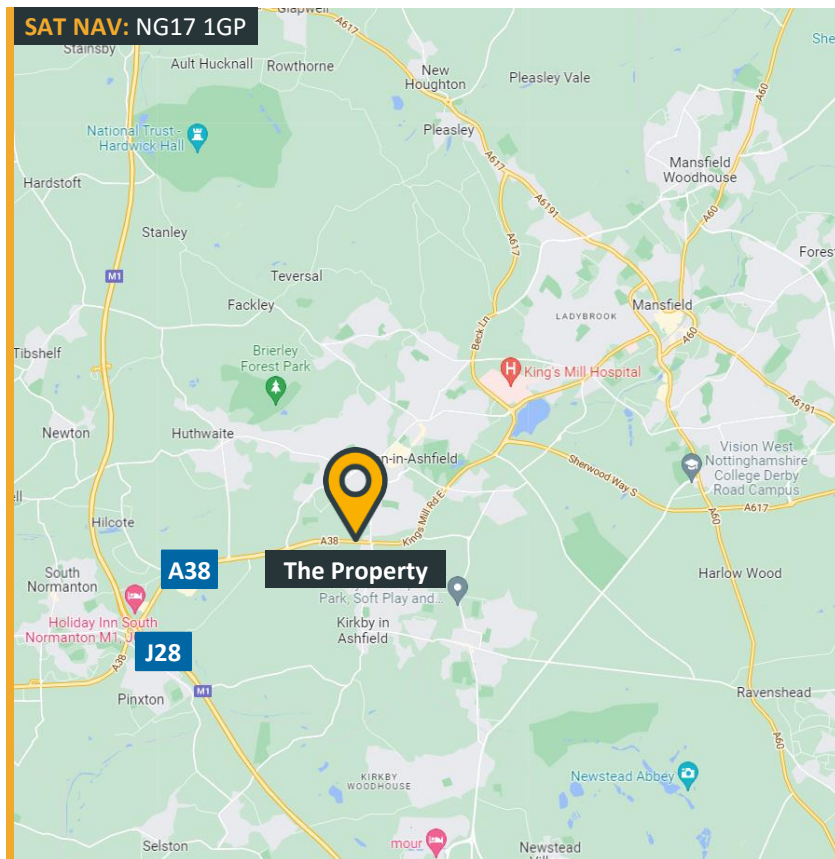
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Service Charge

The estate has a service charge for the upkeep and maintenance of the common areas of the estate. The cost is available upon request from the agent.

EPC

The units have an EPC rating of C-69.

VAT

VAT is applicable on the rent, service charge 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.