

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



Contact



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





Floor Areas

From measurements taken on site, we understand the property has a Gross Internal Area (GIA) of:

Description	M ²	Ft ²
Unit 5	2,521	27,138
Unit 6	2,327	25,052
Total	4,848	52,190

(This information is given for guidance purposes only)

Rental

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

Description	Rent
Unit 5	£136,000 per annum exclusive
Unit 6	£125,000 per annum exclusive

Business Rates

Due to the building being split the business rates are currently being reassessed.

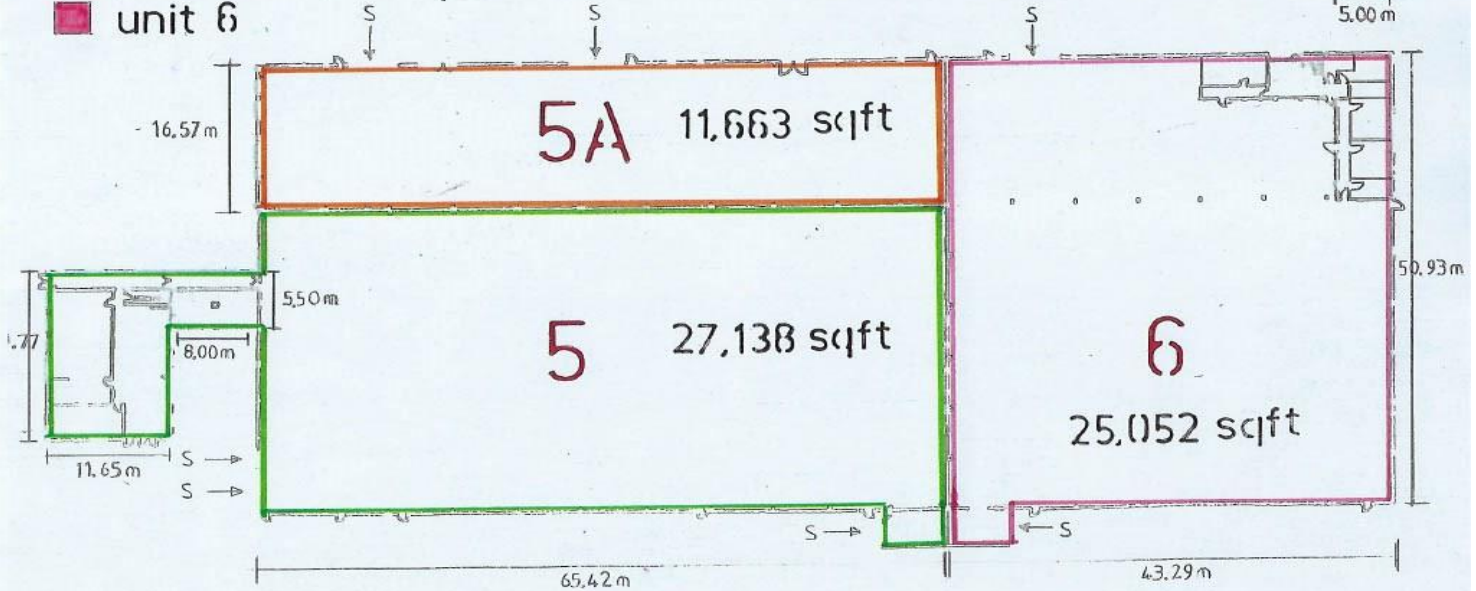
Guide figures are available via the agent.

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

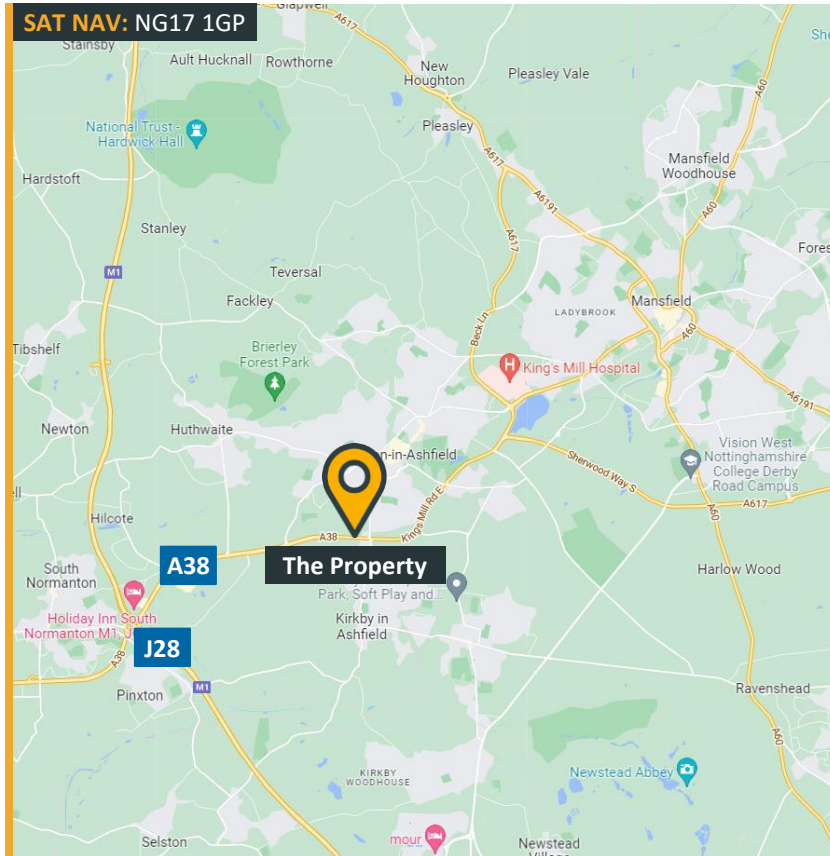
ALBERT MARTIN BUSINESS PARK

key

- unit 5
- unit 5A
- unit 6







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:

Anthony Barrowcliffe

07557 972 008

anthony@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

26/07/2023

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