

Unit 6, Albert Martin Business Park | Kirkby Road | Sutton in Ashfield | NG17 1GP

Industrial/warehouse/manufacturing unit under landlord refurbishment minutes from Junction 28 M1 via A38

2,327m²
(25,052ft²)

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



TO LET



Location



Gallery



Video



Contact



Location

The unit is excellently located 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 unit benefits 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 undergoing a full landlord refurbishment and strip out. The unit will benefit from the following specification:

- Numerous roller shutter doors
- Gas blower heating in factory
- Warehouse lighting (LED)
- 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





Location



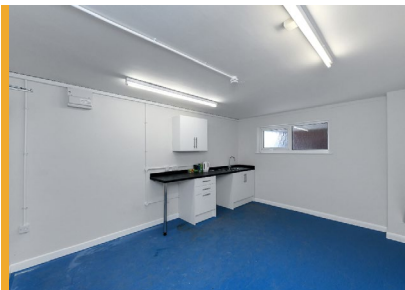
Gallery



Video



Contact



Floor Areas

From measurements taken on site we calculate the Gross Internal Area of the property to be:

2,327m² (25,052ft²)

(This information is given for guidance purposes only)

Rent

The property is available by way of a new lease and we are quoting a rent of:

£130,000 per annum exclusive
(One hundred and thirty thousand pounds)
(£5.19 per sq ft)

Business Rates

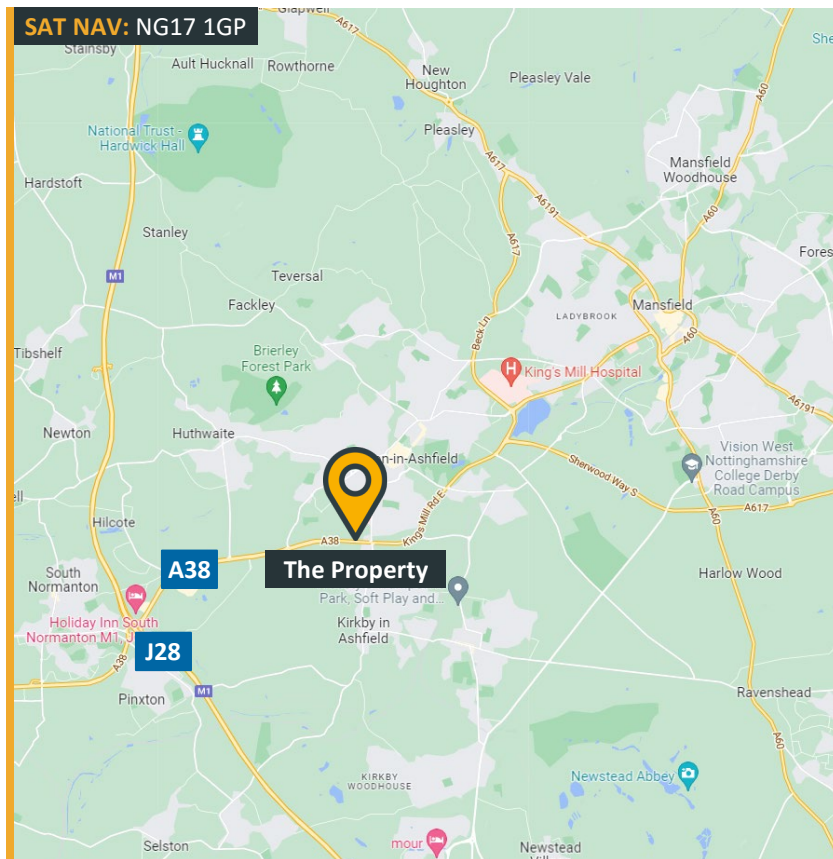
From enquiries of the VOA website we understand the following:

Rateable Value from March 2024: £73,500

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

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.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the tenant will be required to provide certain identification documents.

Further Information

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

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26/07/2023

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