

## New build development of industrial/warehouse units

150m<sup>2</sup> to 1,340m<sup>2</sup>  
(1,615ft<sup>2</sup> to 14,426ft<sup>2</sup>)

- New high quality industrial development
- Immediately available
- Solid floors, roller shutter door and 3 Phase power
- Planning approval for Use Class E (G), B2 and B8



**TO LET**



Location



Gallery



Video



Contact



## Location

The property is strategically located on Vernon Street 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 mono 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
- Security alarm and CCT
- Self contained gated site

## Planning

The units will benefit from planning for Use Classes E (G) B1, B2 (Light Industrial) and B8 (Storage and Distribution).

(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

Unit	M <sup>2</sup>	Ft <sup>2</sup>	Rent (Per Annum)
1	220	2,368	£20,000
2	220	2,368	£20,000
3	150	1,615	£17,500
4	150	1,615	£17,500
5	150	1,615	£17,500
6	150	1,615	£17,500
7	150	1,615	£17,500
8	150	1,615	£17,500
<b>Total</b>	<b>1,340</b>	<b>14,426</b>	

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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. 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.





