

38 Brookhill Road | Pinxton | Nottingham | NG16 6LE

Detached and secure fully refurbished industrial unit on established estate within close proximity to J28 of the M1

Circa 930.8m²
(10,020ft²)

- Complete landlord refurbishment including brand new roof
- Clear span warehouse space
- Internal office and welfare accommodation
- Fully gated and secure site
- Excellent yard/car parking
- Under 1 mile from the A38 and Junction 28 of the M1 Motorway
- Immediately available



New roof
fitted

TO LET



Location



Gallery



Video



Contact



Location

The property lies on the Brookhill Industrial Estate which is just 5 minutes from Junction 28 of the M1 with excellent access to major arterial road links including the A38.

The location is just 7 miles from Mansfield City Centre, 15 miles from Nottingham City Centre to the south and 14 miles to Chesterfield City Centre to the north.

Floor Areas

From measurements taken on site we understand the following GIA to be circa:

930.8m² (10,020ft²)

The property has a site coverage of 0.46 acres.

(This information is for guidance purposes only and prospective tenants are advised to undertake their own measurements)

Rent

The premises is available on a new lease and we are quoting:

£60,000 per annum exclusive
(Sixty thousand pounds)





Location



Gallery



Video



Contact



Description

The property comprises a detached self contained industrial unit of steel portal frame construction comprising of two bays of workshop/warehouse/manufacturing space fronted by single storey offices and ancillary accommodation. There is a further addition side storage building with loading bay. There are currently two loading entrances. The specification of the property is as follows:

- Good eaves height
- Clear span warehouse/manufacturing space
- Solid concrete floor
- Lighting throughout
- 3 Phase power
- Internal offices and welfare facilities
- Personnel door
- 2 x loading doors
- Double glazed windows with security shutters
- Fully secure and gated site
- Concrete yard/car park with good circulation
- Site coverage of 0.47 acres

Refurbishment

The building has undergone a full landlord refurbishment which has included a brand new roof with an excellent warranty. The inside and outside of the property has been fully refurbished but left open ended for a tenant to undertake their own bespoke fit out. Further details on the refurbishment can be provided via the agent.





Location



Gallery



Video



Contact



VAT

VAT is applicable on the rent and other charges falling under the lease.

Business Rates

From enquiries of the VOA we understand the Rateable Value for the unit is:

Rateable Value from April 2023: £34,250

(This information has been given for guidance purposes only and prospective tenants should make their own enquiries of the Local Authority)

EPC

The property has an EPC Rating C-65.

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

Anthony Barrowcliffe

07557 972008

anthony@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

09/07/2024

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