

Unit 10 | Albert Martin Business Park | Kirkby Road | Sutton in Ashfield | NG17 1GP

Good quality warehousing/manufacturing unit under landlord refurbishment on a secure business park minutes from J28 M1 via A38

2,110.39m²
(22,715ft²)

- Excellent location off A38/Junction 28 of the M1
- Numerous roller shutter doors
- Clear span warehouse
- Two storey office block
- Good quality car parking and yard space on site

Undergoing
refurbishment



TO LET



Location



Gallery



Video



Contact



Location

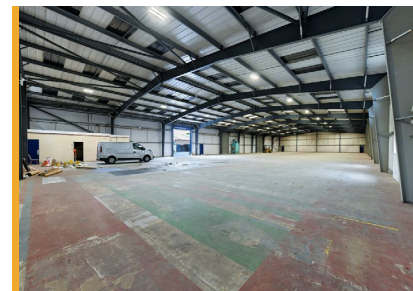
The unit benefits is excellently located directly off the A38 and just two minutes from Junction 28 of the M1 motorway. To the west of the site, Mansfield City Centre can be accessed inside 0.2 miles and to the south of the site, Nottingham City Centre can be accessed inside 13 miles.

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 warehouse and two storey office block benefits from the following specification and features:

- Numerous roller shutter doors
- Gas blower heating in warehouse
- Warehouse lighting (LED)
- Two storey office block
- WCs
- Kitchen/breakout space
- 5 metre eaves height
- 6.2 metre apex height
- Additional yard and car parking
- Securely fenced and gated business park





Floor Areas

Description	m ²	ft ²
Warehouse	1,737.06	18,698
Ground Floor Office	200.85	2,162
First Floor Office	172.48	1,857
Total	2,110.39	22,715

(This information is given for guidance purposes only)

Rental

The unit is available by way of a new lease at a quoting rent of:

£120,000 per annum
(One hundred and twenty thousand pounds)
(£5.28 per sq ft)

Business Rates

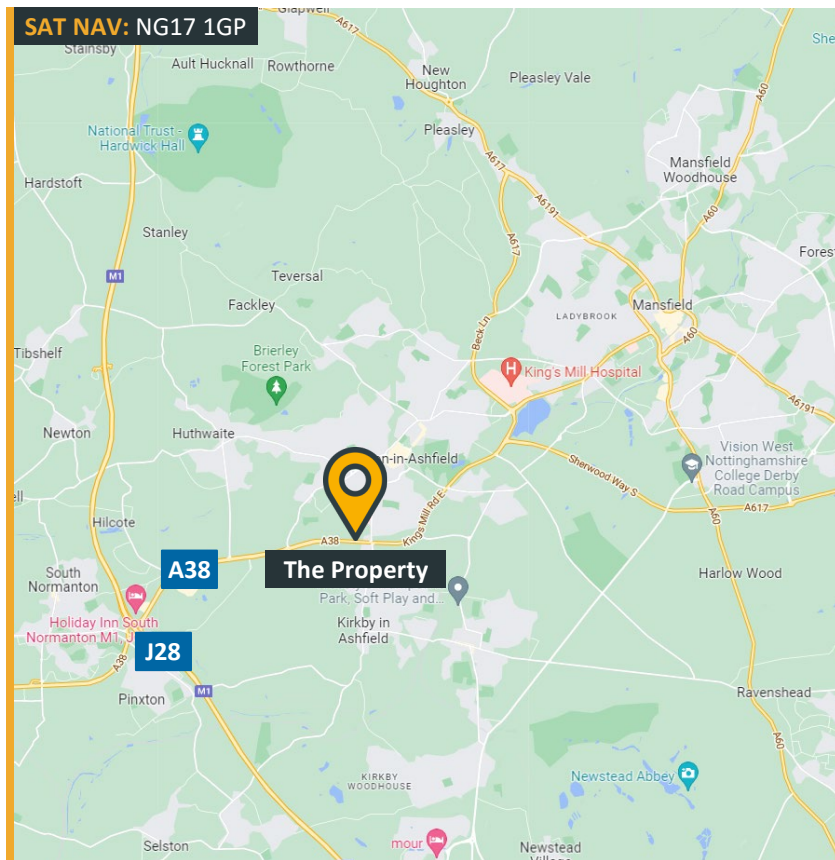
From enquires of the Valuation Office we understand the following:

Rateable Value from 1 April 2023: £83,000

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

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.



VAT

VAT is applicable on the rent, service charge and building insurance due.

EPC

The EPC Rating for the property is C-62.

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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07557 972008

anthony@fhp.co.uk



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16/11/2023

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