

## Good quality warehousing/manufacturing unit on a secure business park, minutes from Junction 28 M1 via A38

1,273m<sup>2</sup>  
(13,702ft<sup>2</sup>)

- Excellent location off A38/Junction 28 of the M1
- Level loading roller shutter door
- Clear span warehouse with additional WCs, kitchen and office space
- Good quality car parking and yard space on site



**TO LET**



Location



Gallery



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## Location

The unit benefits 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 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 benefits from the following specification and features:

- 1 level loading roller shutter doors
- Warehouse lighting
- Wooden floors
- Office accommodation
- WCs
- Kitchen/breakout space
- 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:

**1,273m<sup>2</sup> (13,702ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## Rental

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

**£59,000 per annum**  
**(Fifty nine thousand pounds)**

## 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.

## Business Rates

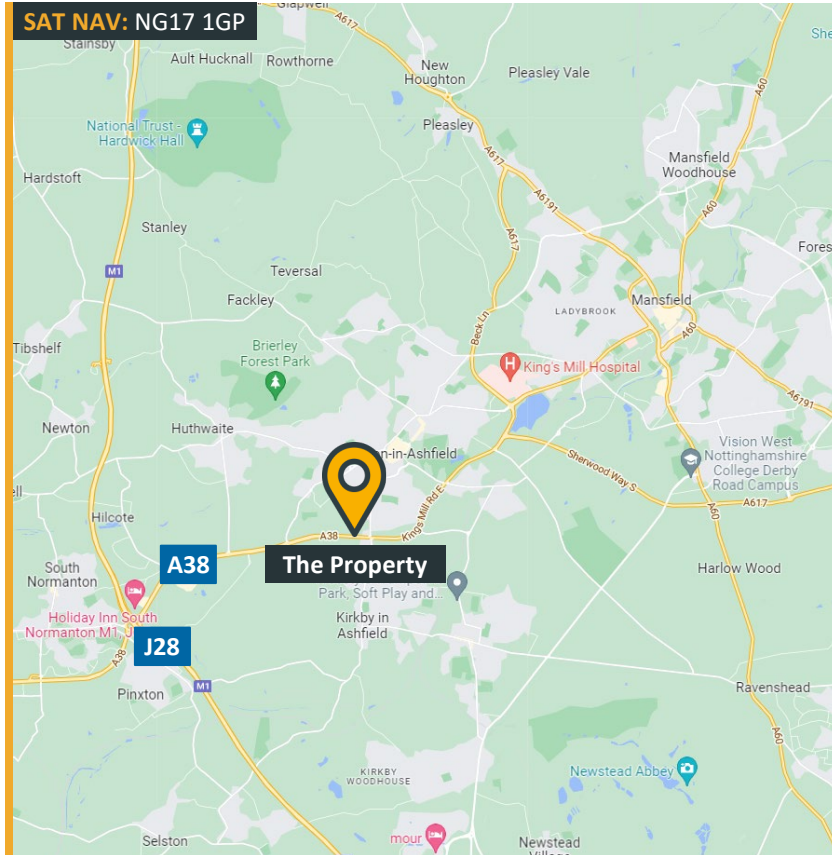
From enquires of the Valuation Office we understand the following:

**Rateable Value: £21,000**

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







## EPC

The EPC for the property is available via the agent.

## 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:

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