

Units 1-3, Windsor Court | Crown Farm Industrial Estate | Mansfield | NG19 0FN

## Flexible good quality warehousing/manufacturing unit with internal offices and welfare facilities on established industrial estate

GIA – 3,728.51m<sup>2</sup> (40,133ft<sup>2</sup>)

Plus Mezzanine – 2,387m<sup>2</sup> (25,697ft<sup>2</sup>)

- Excellent location – 9 miles from Junction 28, M1
- Clear span warehouse space
- Circa 6 metre eaves rising to circa 9.3 metres
- Offices, WC's, kitchens and break out areas
- Good quality car park and yard space
- Available via assignment or subletting
- Short term opportunity



**TO LET**



Location



Gallery



Video



Contact



## Location

Forming part of Crown Farm Industrial Estate in Mansfield the units benefit from close proximity to the centre of Mansfield, providing an excellent source of local labour whilst also offering access to the A38 and Junction 28 of the M1 Motorway.

Crown Farm Industrial Estate is located on the eastern fringe of Mansfield town centre and some 9 miles to Junction 28 of the M1. Nottingham is 15 miles south and Sheffield 22 miles to the north west. Key neighbouring towns included Worksop, Newark and Chesterfield.

Crown Farm Industrial Estate was created in the late 1990s providing accommodation to a number of key occupiers within the region including Toray Textiles, Crown Packaging, Plastek Limited and SPS Aerostructures.







## Description

The property comprises a steel portal framed industrial unit with steel profile cladding to all elevations. The roof is pitched with steel profile cladding incorporating translucent roof lights.

There are mezzanine floor in all units which can be retained or removed upon letting. The accommodation is spread across three units which have all been interlinked.



The general specification includes:

- Translucent roof lights
- Circa 6 metre eaves rising to circa 9.3 metres
- Solid load bearing concrete floors
- 3 Phase power
- Ambi Rad heating to warehouse
- Strip lighting to warehouse
- Level access and electric roller shutter doors
- Personnel doors and windows to front elevation
- Office and ancillary space set over two floors
- Mezzanine floors (which can be left or removed)
- WC's, kitchens and break out areas
- Allocated car parking
- Large concrete yard with good access/turning circles

## Floor Areas

Description		m <sup>2</sup>	ft <sup>2</sup>
Unit 1	Warehouse	894.98	9,634
	GF Office/Ancillary	50.92	548
	FF Office/Ancillary	50.92	548
		<b>996.82</b>	<b>10,730</b>
Unit 2	Warehouse	1,117.13	12,025
	GF Office/Ancillary	62.09	668
	FF Office/Ancillary	62.09	668
		<b>1,241.31</b>	<b>13,361</b>
Unit 3	Warehouse	1,341.00	14,434
	GF Office/Ancillary	74.69	804
	FF Office/Ancillary	74.69	804
		<b>1,490.38</b>	<b>16,042</b>
<b>Total</b>		<b>3,728.51</b>	<b>40,133</b>



Plus mezzanine floors:

Description		m <sup>2</sup>	ft <sup>2</sup>
Unit 1	Mezzanine Floor	582.00	6,265
Unit 2	Mezzanine Floor	1,009.09	10,861
Unit 3	Mezzanine Floor	796.31	8,571
<b>Total</b>		<b>2,387.40</b>	<b>25,697</b>

(This information is given for guidance purposes only)



## Rent

The units are available on a subletting or assignment of the lease which expires on 30/04/25 at a current passing rent of:

**£200,000 per annum exclusive  
(Two hundred thousand pounds)**

This rent is only available for the remainder of the lease (30/04/25).

## Business Rates

From enquiries of the Valuation Office website, we understand the following:

**Rateable Value from 1 April 2023: £141,000**

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Mansfield 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.

## EPC

The EPC Rating for the units is available from the agent.

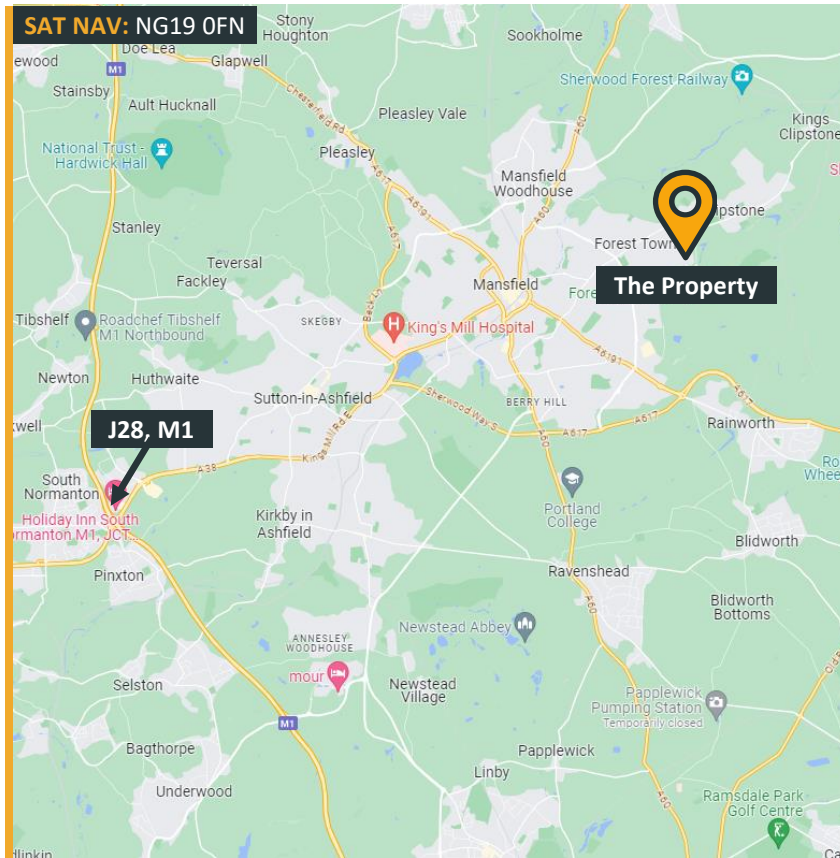




## Floor Plans







## 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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22/11/2023

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