

Flexible good quality warehouse/manufacturing unit with internal offices and welfare facilities on an established estate

941.4m²
(10,133ft²)

Short term space
available

- Excellent location close to Junction 28, M1 Motorway
- Clear span warehouse space
- Circa 5.5 metre eaves rising to circa 7.4 metres
- WC's, kitchen and offices
- Up to 19 car parking spaces/yard space to front and side
- Available via assignment
- 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, 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 elevation. The roof is pitched with steel profile cladding incorporating translucent roof lights.

The general specification includes:

- Translucent roof lights
- Circa 5.1 metre eaves rising to circa 7.4 metres at apex
- Solid load bearing concrete floors
- 3 Phase power
- High bay LED lights to warehouse
- Level access and electric roller shutter doors
- Personnel door
- Office and ancillary space
- WC, kitchen and break out space
- Parking to the front and side
- Large concrete yard with good access/turning circles



Floor Areas

From measurements taken on site we calculate the following:

941.4m² (10,133ft²)

(This information is given for guidance purposes only)

Rent

The unit is available on an assignment of the lease (lease expiring 30/04/25) at a passing rent of:

£43,367 per annum exclusive
(Forty three thousand three hundred and sixty seven pounds)

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

Business Rates

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

Rateable Value from 1 April 2023: £44,750

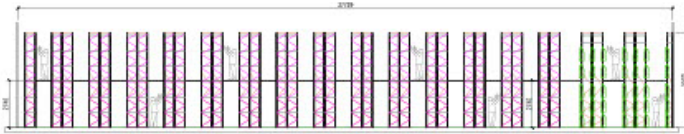
(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Mansfield District Council)

EPC

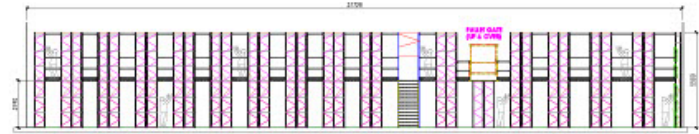
The EPC Rating for the property is available from the agent.



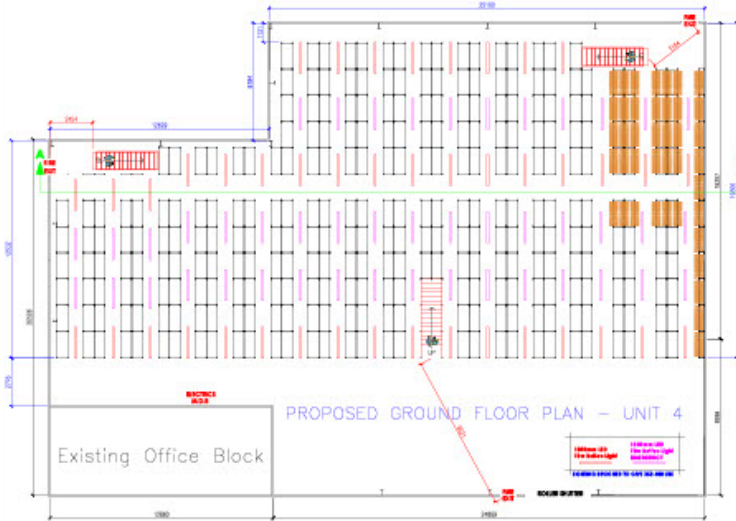
Floor Plans



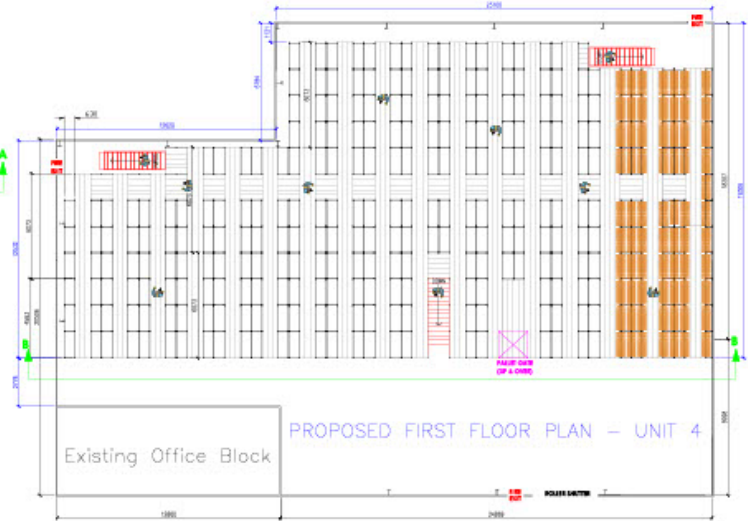
PROPOSED ELEVATION ON ARROW A-A - BOTH LEVELS



PROPOSED ELEVATION ON ARROW B-B - BOTH LEVELS

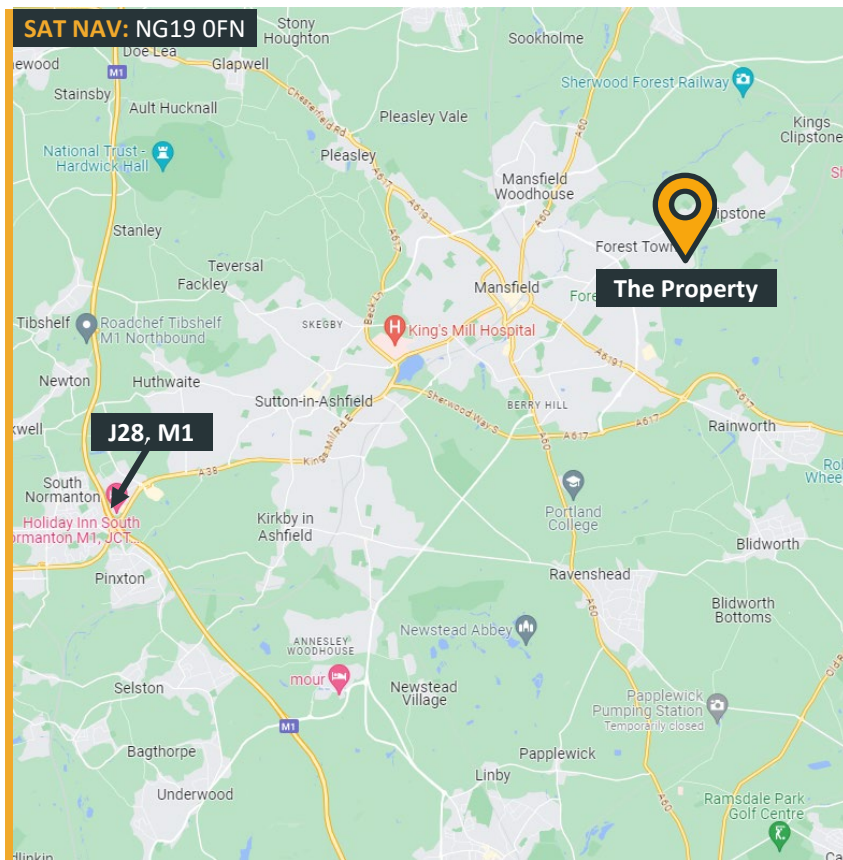


PROPOSED GROUND FLOOR PLAN - UNIT 4



PROPOSED FIRST FLOOR PLAN - UNIT 4





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.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

Anthony Barrowcliffe

07557 972008

anthony@fhp.co.uk

Ketlin Mäeorg

07929 673232

ketlin@fhp.co.uk

Tim Gilbertson

07887 787893

tim@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

21/11/2023