

Superb warehouse/light industrial unit with large car park and separate large self-contained yard

2,795.54m²
(30,091ft²)

- High quality unit providing excellent warehouse and/or industrial space
- Superb open plan offices and exceptional meeting rooms
- Two bays of clear span storage or production space
- Heating and lighting to the warehouse
- Large car park to the front elevation
- Large separate self-contained loading yard
- Adjoining Junction 27, M1



TO LET



Location



Gallery



Contact

Location

Forming part of Sherwood Business Park, just off Junction 27 of the M1 Motorway, the location benefits from excellent road links, the Park virtually adjoining the motorway whilst benefiting still from quick access to both Nottingham and Mansfield.

Description

A high calibre detached warehouse or industrial unit, which benefits from a large car park to the front elevation and large self-contained loading yard in addition to the side elevation. The unit offers clear span production or storage space over two bays with easy access plus excellent offices, meeting rooms and ancillary space to the front elevation. In detail the specification includes:

Warehouse

- 6.25 metres to underside of haunch
- Heating and lighting
- Two level access loading doors
- High level perimeter glazing providing excellent natural light

Offices & Ancillary

- Superb open plan office space
- Exceptionally presented meeting rooms

Externally

- Oversized car park to the front elevation
- Large self-contained loading yard





Floor Areas

Floor	m ²	ft ²
Warehouse/Industrial	2,513.2	27,052
Office/Meeting Room/Ancillary	282.34	3,039
Total GIA	2,795.54	30,091

(This information is given for guidance purposes only.)

Business Rates

From investigations on the Valuation Office Agency (VOA) website, we understand the following:

Rateable Value: £137,000

Rates Payable: £70,144

(This information is for guidance purposes only and prospective tenants are advised to undertake their own enquiries with the local council.)

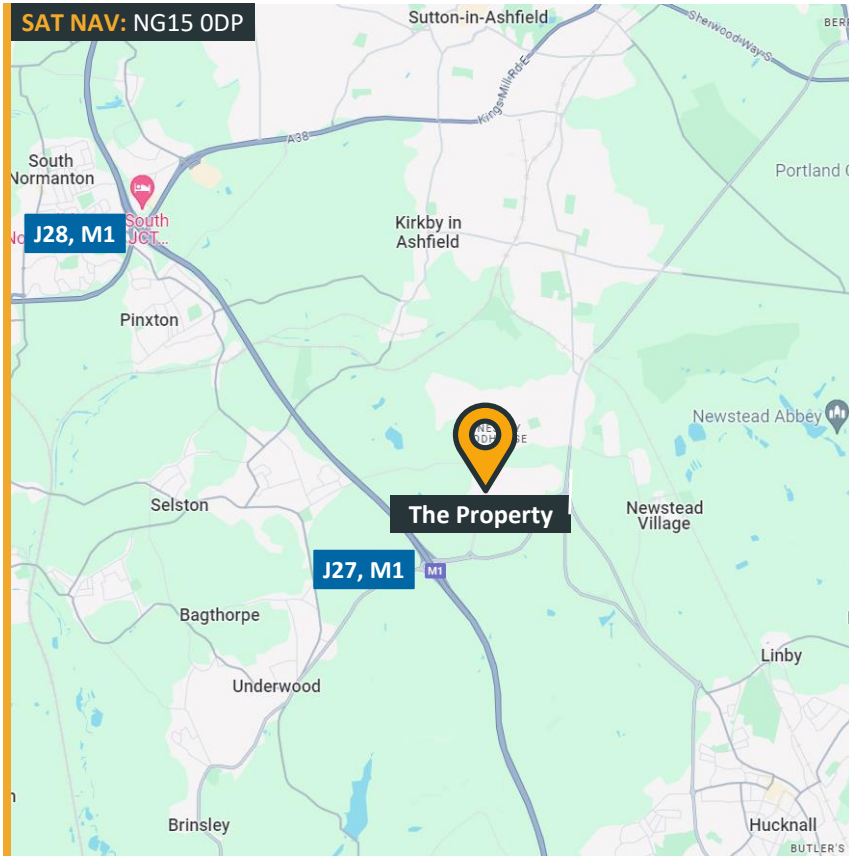
Presentation

The building will be presented in excellent order following completion of a schedule of repair and redecoration work served upon the outgoing tenant.

EPC

The property has an EPC rating of **C-67**.





Lease Terms

The property is available on a new lease at a quoting rent of:

£195,000 per annum exclusive
(One hundred and ninety five thousand pounds)

VAT

VAT will be payable upon rent and service charge due.

Service Charge

A nominal service charge will be payable towards upkeep and maintenance of the common areas of the estate.

Further Information

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

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