

Good quality warehouse/manufacturing unit with large secure yard and large car park just off J27 M1

4,191m²
(45,111ft²)

- Prime location adjoining J27 M1
- Extensive onsite parking
- Fully fitted – heating and lighting
- 8 metre eaves
- Presentation subject to repair, redecoration and reconfiguration



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

The premises provide good quality detached potential warehouse or manufacturing space on a large site with extensive car parking and secure delivery yard. The building sits adjoining Junction 27 of the M1 motorway and the specification includes:

Warehouse

- 8 metre eaves
- Lighting
- Heating
- 4 level access loading doors
- Fenced and gated delivery yard

Offices

- Good quality two storey offices and ancillary
- Canteen
- Kitchen and WC facilities

Externally

- Extensive car parking – circa 73 marked spaces
- Good sized fenced and gated loading yard





Floor Areas

Floor	m ²	ft ²
Warehouse and Ancillary	3,602.48	38,777
First Floor Office	588.52	6,334
Total Gross Internal Area (GIA)	4,191	45,111

EPC

The property has an EPC rating of **C-63**.

Service Charge

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

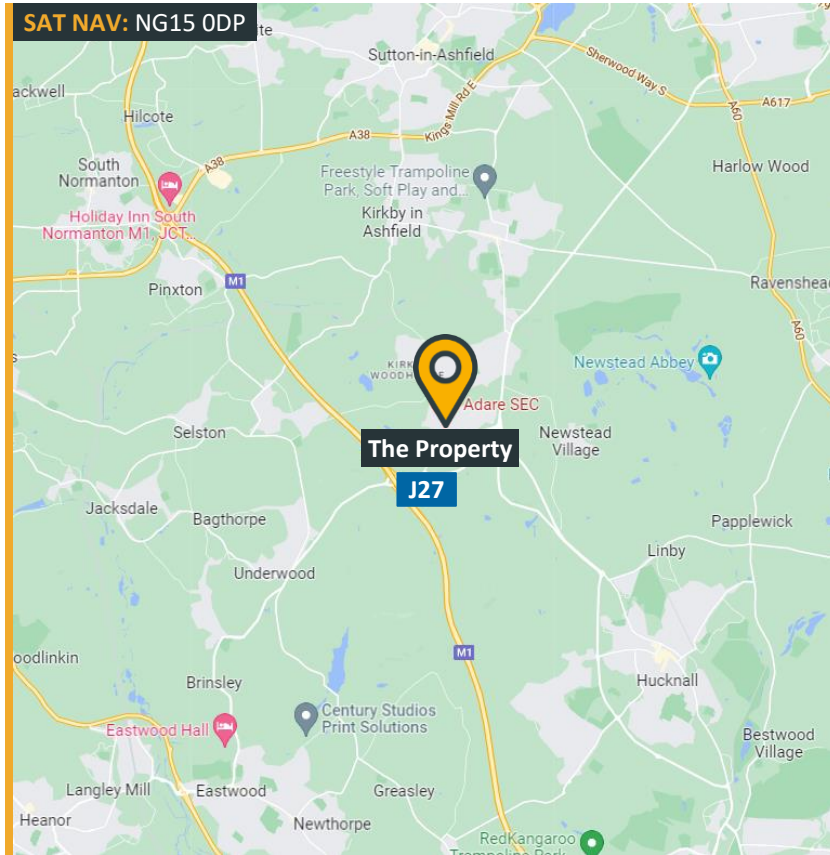
Business Rates

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

Rateable Value: £207,000
Rates Payable: £105,984

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





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

Rental

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

£295,000 per annum exclusive
(Two hundred and ninety-five thousand pounds)

VAT

VAT will be payable upon the rent and service charge 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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