

## High calibre warehouse or production unit on securely fenced and gated shared site

1,341m<sup>2</sup>  
(14,433ft<sup>2</sup>)

- Just off A38 / minutes from Junction 28 M1
- Securely fenced and gated shared site
- Simple storage or production space
- Two level access loading doors



**FOR SALE /  
TO LET**



Location



Gallery



Contact

## Location

The property sits just off the A38 within a few minutes drive of Junction 28 of the M1 motorway, readily accessible for the local centres of Mansfield, Sutton and Kirkby.

## The Property

The premises comprise semi-detached high calibre warehouse or production space offering simple accommodation ideal for production or long term storage. Features of the specification include:

- 2 level access loading doors
- 16 allocated car parking spaces
- Excellent natural light
- 6 metre eaves
- WC facilities
- Securely fenced and gated shared site



## EPC

The property has an EPC rating of **B-41**.



## Accommodation

From measurements taken on site, we calculate the following Gross Internal Area (GIA):

**1,341m<sup>2</sup> (14,433ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## Business Rates

We understand the following business rates are applicable, but interested parties must make their own enquiries:

**Rateable Value:** £64,000 per annum  
**Rates Payable 2024/25:** £34,944 per annum

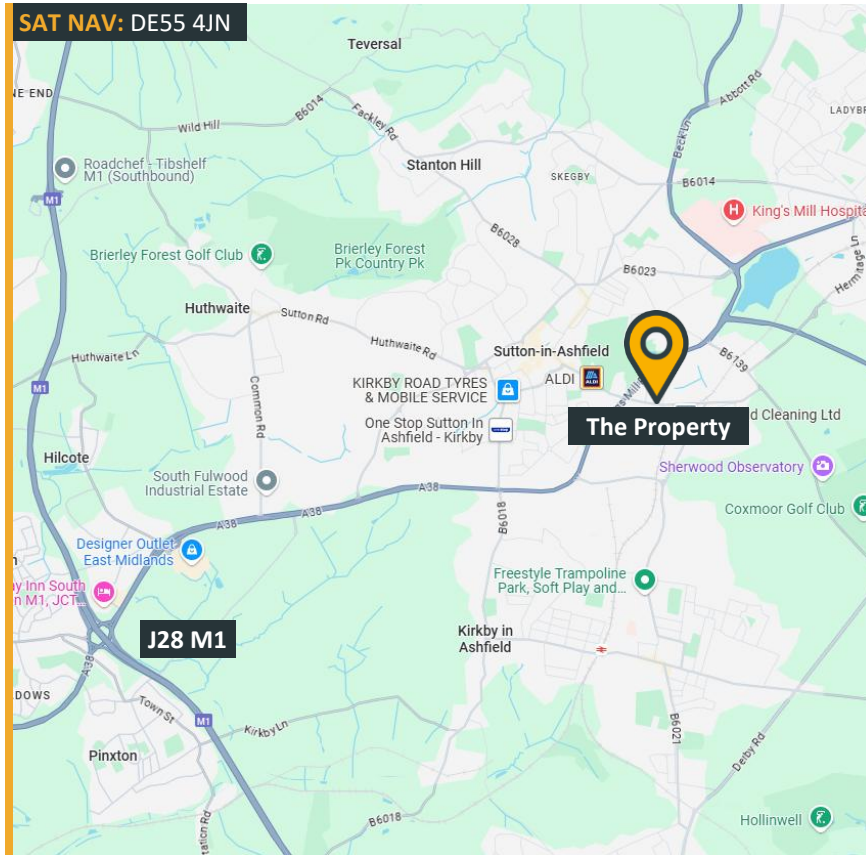
(This information is given for guidance purposes only and interested parties should make their own enquiries of the Local Authority.)

## Service Charge

A nominal service charge will be levied for upkeep and maintenance of the common areas of the estate.

## VAT

VAT will be payable upon rent/purchase price and service charge due.



## Sale / Rental Terms

The premises are available on a new lease for a term of years to be agreed at a rent of:

**£97,500 per annum exclusive**  
**(Ninety seven thousand five hundred pounds)**

Alternatively, the premises are available to buy with vacant possession at a quoting price of:

**£1,300,000**  
**(One million three hundred thousand pounds)**

## Further Information

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

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