

Industrial/warehouse units undergoing landlord refurbishment and expansion of yard/outside space located minutes from J28, M1 via A38

2,327m² to 4,848m²
(25,052 to 52,190ft²)

- Excellent location off A38/Junction 28 of the M1
- Undergoing significant refurbishment/fit out
- External works to increase the yard size of both units
- Clear span space with excellent car parking and yard
- Available immediately



TO LET



Location



Gallery



Contact



Location

The unit is excellently located directly off the A38 and just two minutes from Junction 28 of the M1 motorway. To the west of the site, Mansfield City Centre can be accessed inside 0.2 miles and to the south of the site, Nottingham City Centre can be accessed inside 13 miles.

The unit benefits from an excellent local labour force with over 300,000 working people inside a 45 minute drive time of the site, with 1,000 people employed in transport and logistics in the Nottingham area.

Description

The properties are undergoing a full landlord refurbishment and strip out. The landlord is also surfacing large grassy areas externally to create larger yards/better access for vehicles/parking. The units will benefit from the following specification:

- Numerous roller shutter doors
- Gas blower heating in factory
- Warehouse lighting (LED)
- Concrete floors
- Office accommodation
- WC's
- Kitchen/breakout space
- 3.4 metre eaves rising to 6.3 metres to apex
- Additional yard and car parking
- Securely fenced and gated business park





Floor Areas & Rent

The units are available by way of a new lease at quoting rents of:

Unit	M ²	Ft ²	Rent
Unit 5	2,521	27,138	£140,000 per annum
Unit 6	2,327	25,052	£130,000 per annum
Total	4,848	52,190	£270,000 per annum

(This information is given for guidance purposes only)

Business Rates

From enquiries of the VOA website we understand the following:

Rateable Value from March 2024:
Unit 5 - £75,500
Unit 6 - £73,500

(This information is given for guidance purposes only and prospective tenants should make their own enquiries of Ashfield 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 from the agent.



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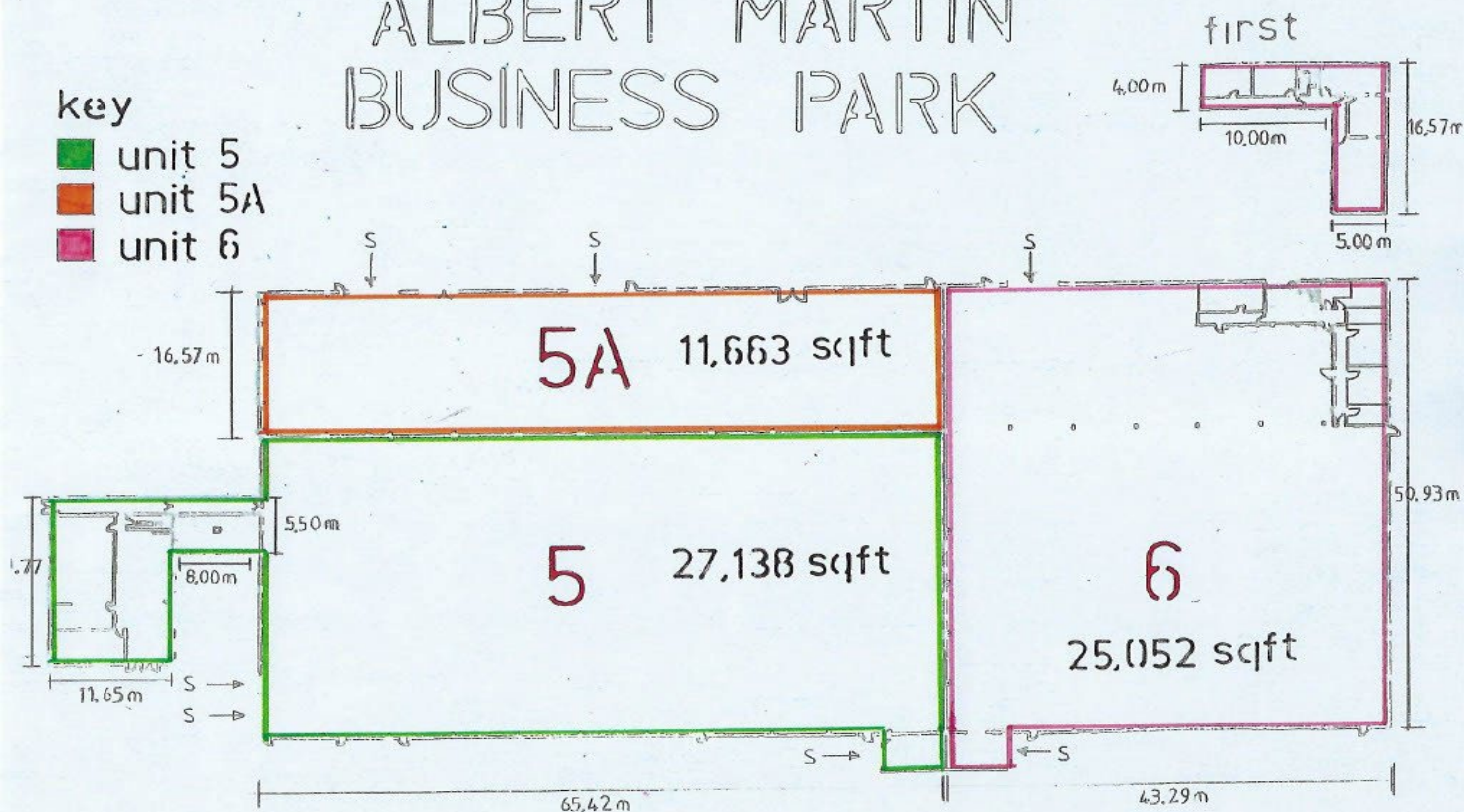


Contact

ALBERT MARTIN BUSINESS PARK

key

- unit 5
- unit 5A
- unit 6







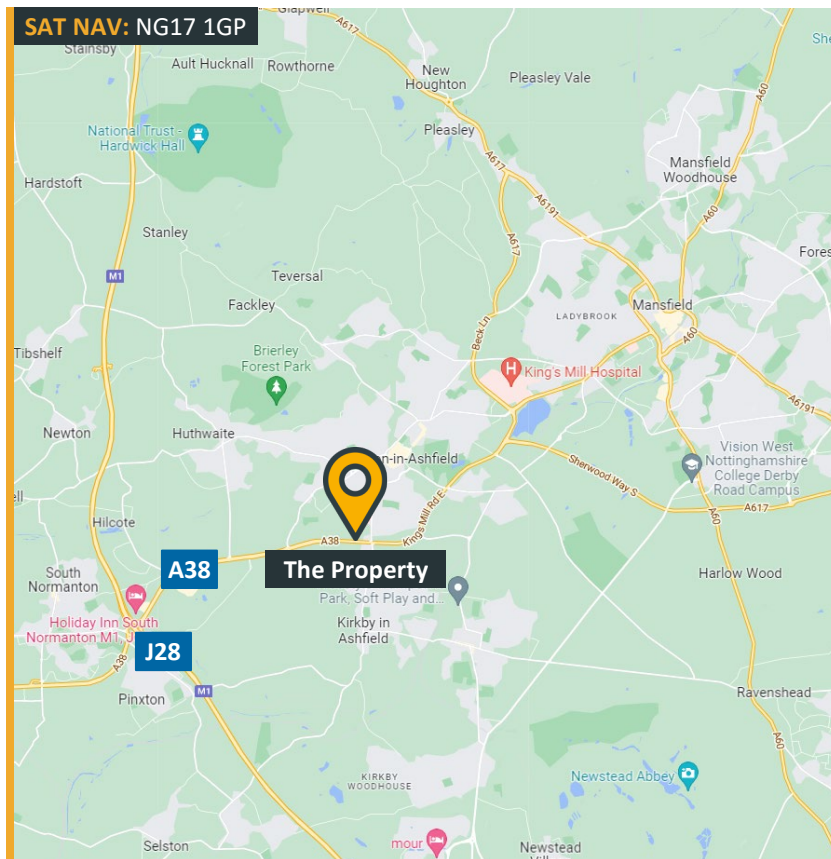
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EPC

The units have an EPC rating of C-69.

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



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

26/07/2023

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