

# Industrial/warehouse unit undergoing full strip out and refurbishment minutes from Junction 28 M1 via A38

2,327m<sup>2</sup> to 4,848m<sup>2</sup>  
(25,052 to 52,190ft<sup>2</sup>)

- Excellent location off A38/Junction 28 of the M1
- Undergoing significant refurbishment/fit out
- Clear span space with excellent car parking and yard
- Available immediately



**TO LET**



Location



Gallery



Contact

## Location

The units benefit from an excellent location 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 units benefit 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 property is currently being split into three units and undergoing a full landlord refurbishment and strip out. The unit will benefit from the following specification:

- Roller shutter doors
- Gas blower heating
- Warehouse lighting
- Roof lights
- Concrete floors
- Mezzanine 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





# ALBERT MARTIN BUSINESS PARK

## key

- unit 5
- unit 5A
- unit 6





