

## New freehold industrial/warehouse unit nearing completion close to junction 28 of the M1

**622m<sup>2</sup>**  
(6,702ft<sup>2</sup>)

- New build industrial/warehouse unit
- Well located just off Junction 28 of the M1
- 3 phase power and glazed entrance
- Secure gated site
- Practical completion Q2 2025
- Price - £871,260



**FOR SALE/  
MAY LET**



Location



Gallery



Contact





Location



Gallery



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## Location

The development sits just 5 minutes from Junction 28 of the M1 with excellent access to major arterial road links including the A38.

The location is just 7 miles from Mansfield Town Centre, 15 miles from Nottingham City Centre to the south and 14 miles to Chesterfield City Centre to the north. The location is an excellent spot for local labour, manufacturing and logistics.

## Specification

The unit will provide the highest standard of industrial/warehousing space and will be delivered in shell specification with capped services (water and electricity). The property has the capability to be split to 3,351ft<sup>2</sup>.

The full specification is available upon request, but the key features will include:

- Full height roller shutter access
- 6 metre eaves height
- 10% roof lights
- 3 phase power (69kva 3-phase)
- Glazed entrance
- Car parking
- Secure gated site





## Accommodation

Unit	M <sup>2</sup>	FT <sup>2</sup>
1&2	622	6,702

Larger units are available on a build to suit basis up to 20,000ft<sup>2</sup>. Layout plans available upon request.

## Planning

The development is subject to planning. It is anticipated the units will have consent for Class **B2** (General Industrial) and Class **B8** (Storage and Distribution).

## Business Rates

The units will need to be assessed for business rates upon completion. A guide is available from the agent upon request.

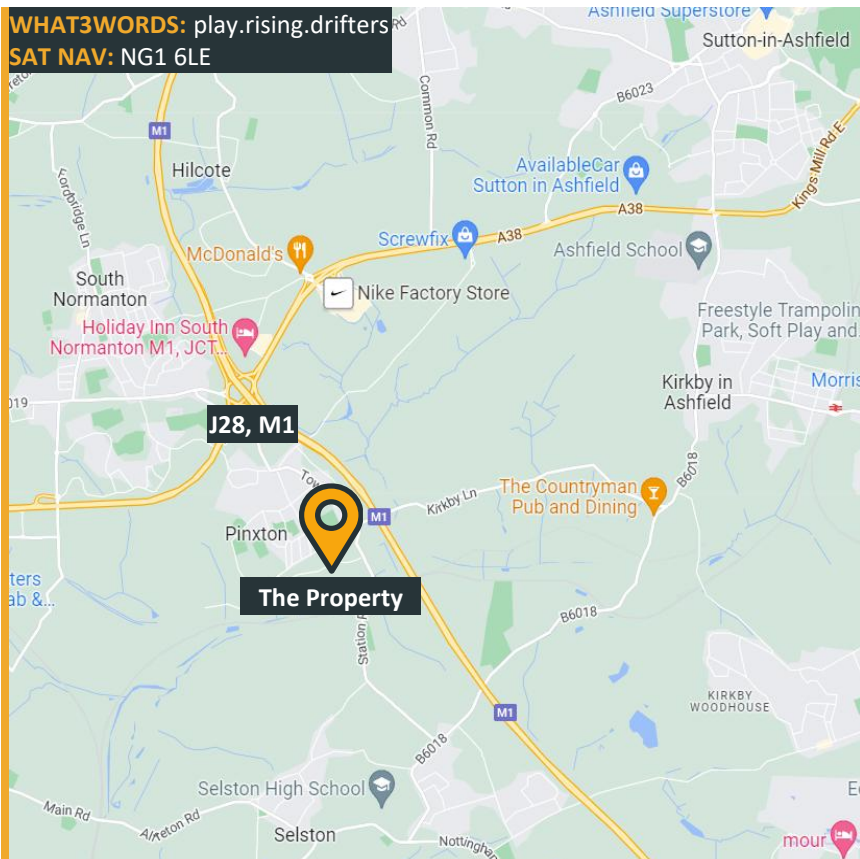
## Service Charge

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

## EPC

The EPC ratings of the building will be confirmed once constructed with a likely rating of A.

**WHAT3WORDS:** play.rising.drifters  
**SAT NAV:** NG1 6LE



## Price

The units is available to purchase at a guide price of:-

**£871,260**

VAT will be payable on the purchase price at the prevailing rate.

## Lease Terms

The landlord may consider a lease for a period and rent to be agreed. Please contact the agent for more details.

## Further Information

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

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