

Build to suit industrial/warehouse units close to junction 28 of the M1 - available to purchase

325m² to 1,858m²
(3,500ft² to 20,000ft²)

- New build industrial/warehouse units
- Well located just off Junction 28 of the M1
- 8 metre eaves height
- A variety of unit sizes available
- Delivery in 9 months (subject to planning)



Indicative photo of previous phase

FOR SALE/MAY LET



Location



Gallery



Contact

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 units will be delivered in shell specification with capped services (water and electricity).

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

- Full height roller shutter access
- 8 metre eaves height
- 10% roof lights
- 3 phase power per unit (69kva 3-phase)
- Car parking

EPC

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





Indicative photo of previous phase

Accommodation

Build to suit opportunities are available from **325m² to 1,858m²** (3,500ft² to 20,000ft²). We can deliver units from 9 months subject to planning. Layout plans are 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).

Services

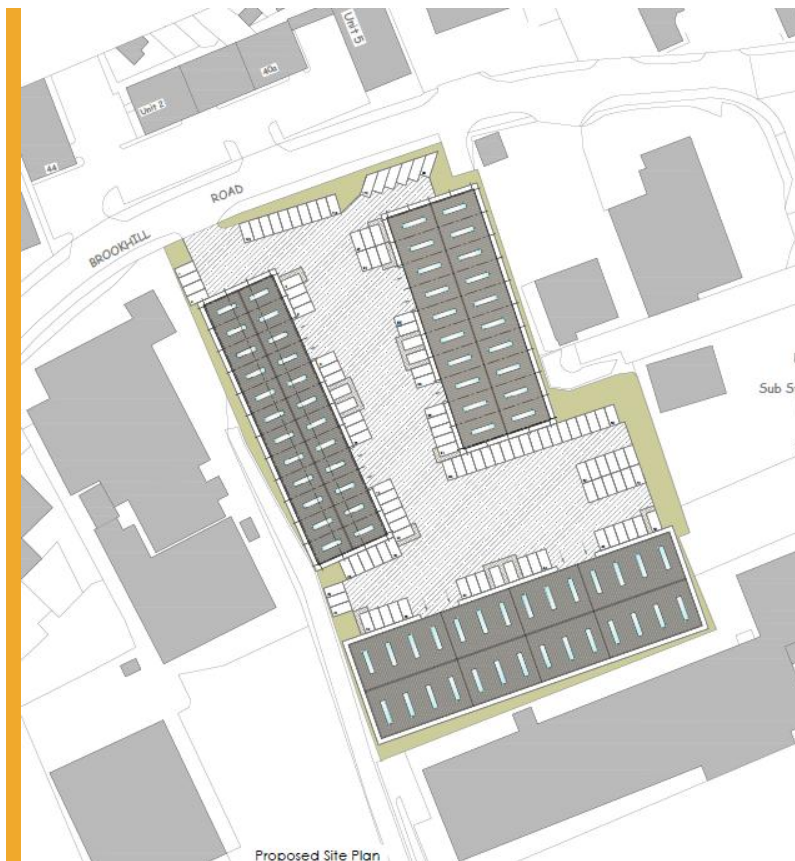
All mains, water, electricity (3 phase) and drainage will be connected to each unit.

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

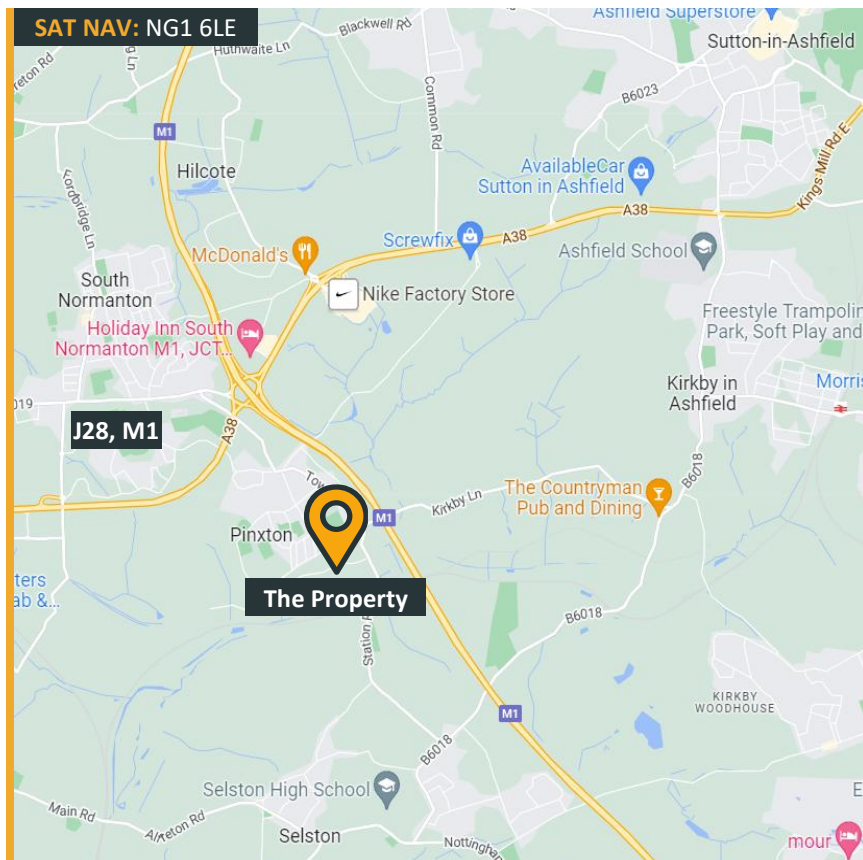
A nominal service charge will be payable towards the upkeep and maintenance of the common areas of the estate once fully developed.



Accommodation

Unit	M ²	Ft ²
4	315	3,391
5	396	4,263
6	528	5,683
7	396	4,263
8	576	6,200
9	432	4,650
10	432	4,650
11	576	6,200

Units can be taken on an individual basis or can be combined.



Tenure/Price

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

£130 per ft²

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

Further Information

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

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