

Unit 2 Foundry Business Park | 15-17 Brookhill Road | Pinxton | Nottinghamshire | NG16 6LE

## New freehold industrial/warehouse unit available for immediate occupation close to junction 28 of the M1

**311m<sup>2</sup>**  
(3,351ft<sup>2</sup>)

- New build industrial/warehouse unit
- Close to Junction 28 of the M1
- Secure gated site
- 8 metre eaves
- 3 phase power
- Immediately available
- Price - £435,630



**FOR SALE/  
MAY LET**



Location



Gallery



Contact





## Location

Foundry Business Park sits just 5 minutes from Junction 28 of the M1 Motorway 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 provides the highest standard of industrial/warehousing space and is available in shell specification with capped services (water and electricity).

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

- Full height roller shutter access
- 8 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>
2	311	3,351

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

## Planning

The unit has consent for:

Class **B2** (General Industrial)  
 &  
 Class **B8** (Storage and Distribution)

## Business Rates

The unit needs to be assessed for business rates. A guide is available from the agent upon request.

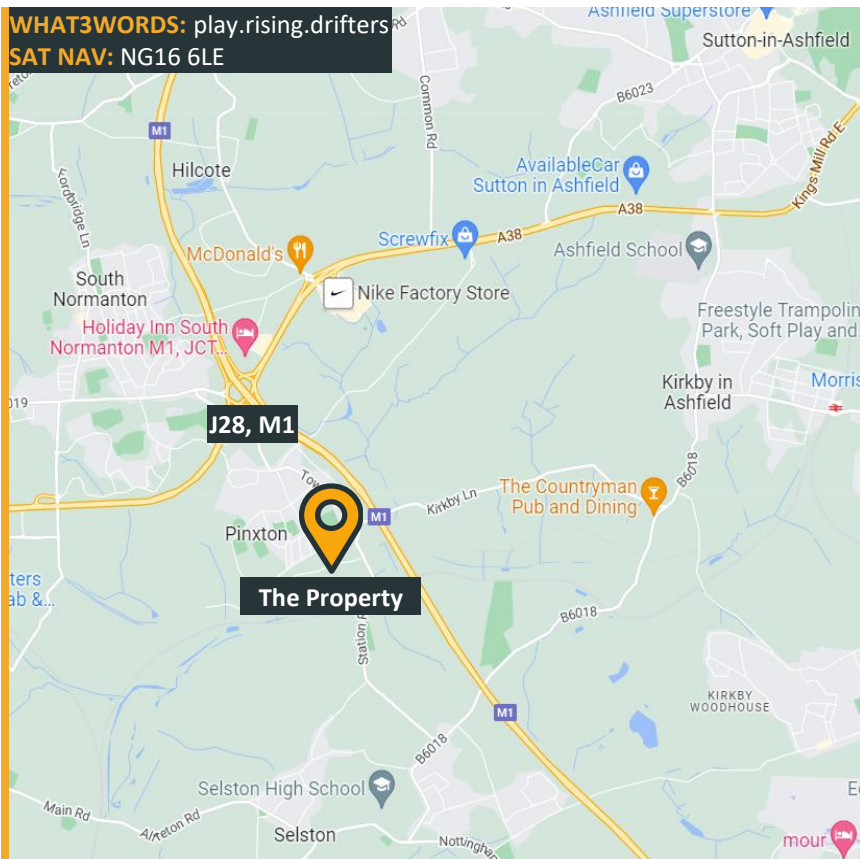
## Service Charge

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:** NG16 6LE



## Price

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

**£435,630**

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

## Lease Terms

The landlord may consider a lease for a period to be agreed. **Rent £28,500 per annum.**

## Further Information

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

**Darran Severn**

07917 460 031

[darran@fhp.co.uk](mailto:darran@fhp.co.uk)

**Harry Gamble**

07398 443 828

[harry.gamble@fhp.co.uk](mailto:harry.gamble@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street, Nottingham, NG1 5BG

North Point, Cardinal Square, 10 Nottingham Road, Derby, DE1 3QT

[fhp.co.uk](http://fhp.co.uk)

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