

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

1,147m<sup>2</sup>  
(12,342ft<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
- Immediately available
- Price - £1.60 million



**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.

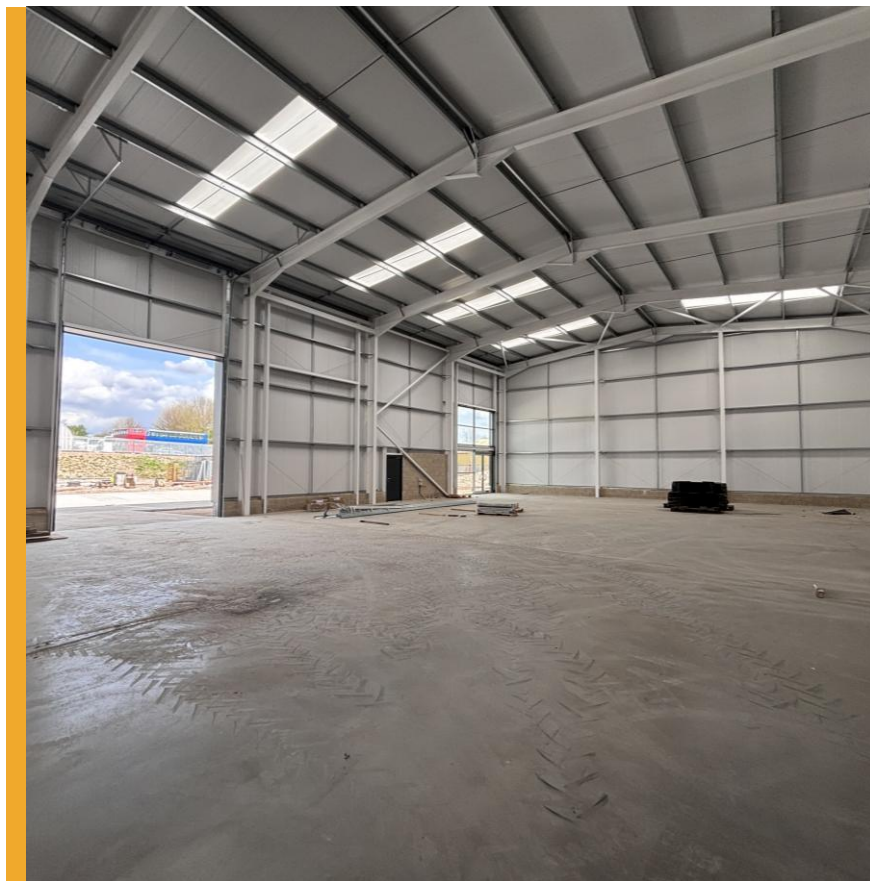
The location is just 7 miles from Mansfield Town Centre, 15 miles from Nottingham City Centre to the south and 14 miles to Chesterfield City Centre to the north. The location is an excellent spot for local labour, manufacturing and logistics.

## Specification

The unit provides the highest standard of industrial /warehousing space and is available in shell specification with capped services (water and electricity).

The specification comprises:

- Full height roller shutter access
- 8 metre eaves height
- 10% roof lights
- 3 phase power
- Glazed entrance
- Car parking
- Secure gated site





## Accommodation

Unit	M <sup>2</sup>	FT <sup>2</sup>
1	311	3,351
2	311	3,351
3	525	5,640
<b>Total</b>	<b>1,147</b>	<b>12,342</b>

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

## Planning

The units have consent for Class **B2** (General Industrial) and Class **B8** (Storage and Distribution).

## Business Rates

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

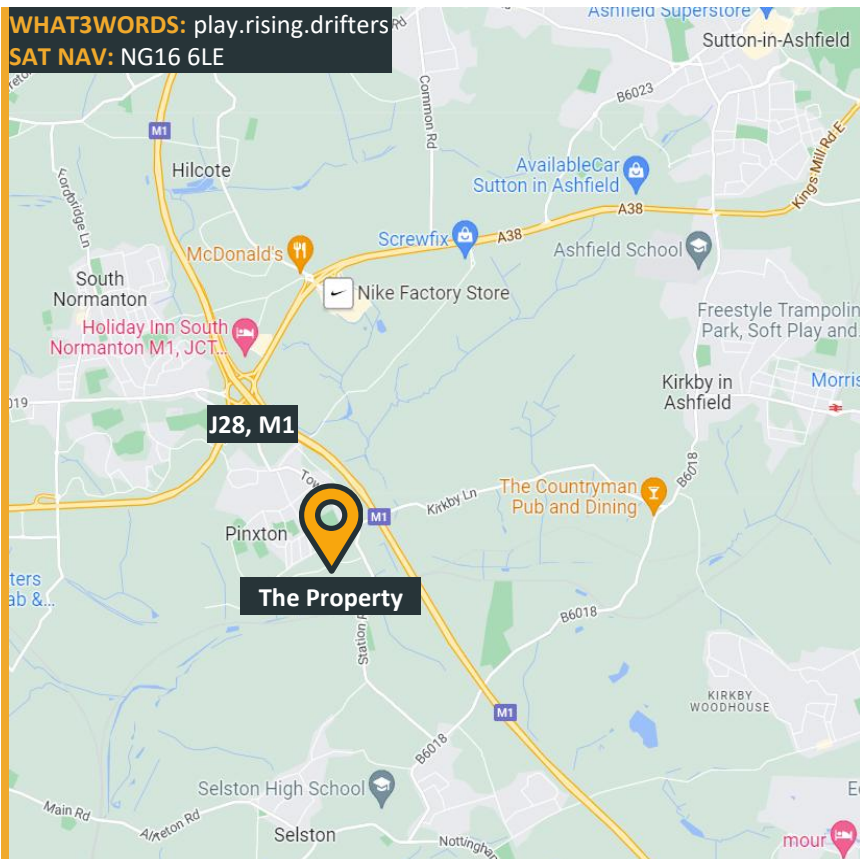
## Service Charge

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

**£1.6 million pounds**

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 £105,000 per annum.**

## Further Information

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

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