

## Excellent presented detached warehouse/industrial space on securely fenced and gated site of approx. 0.47 hectares (1.17 acres) plus mezzanine

1,723m<sup>2</sup>  
(18,541ft<sup>2</sup>)

- Large securely fenced and gated site
- Security shutters to windows and doors plus CCTV
- Fully fitted – heating and lighting throughout
- Clear span space
- Eaves height – 5.5 metres
- Two full height roller shutter doors
- Large car park to the front elevation and separate loading yard to the rear
- Circa 4 miles to J26 and J27 M1



**TO LET /  
MAY SELL**



Location



Gallery



Video



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## Location

Forming part of Moorgreen Business Park, the building sits within minutes of Junctions 26 and 27 of the M1 motorway.

## The Development

An excellent building, the premises offer superb detached warehouse or production space augmented by two storey offices and ancillary. In good order throughout, the building offers secure accommodation with the benefit of a fenced and gated site, shuttered access and CCTV coverage. In detail, the specification of the building includes:

### Warehouse

- LED lighting
- Heating (not tested)
- Two full height roller shutter doors
- Clear span space – 5.5 metre eaves
- Mezzanine floor plus kitchens

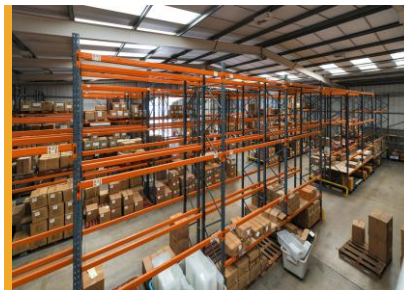
### Offices

- Ground floor office/showroom space
- First floor offices and kitchen
- Central heating
- LED lighting

### Externally

- Securely fenced and gated site
- Large site approx. 0.47 hectares (1.17 acres)





## Accommodation

From measurements taken on site we calculate the following Gross Internal Area (GIA):

Floor	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	1,539	16,561
Ground Floor Office & Ancillary	92	990
First Floor Office & Ancillary	92	990
<b>Total GIA</b>	<b>1,723</b>	<b>18,541</b>

In addition there is a mezzanine floor which extends to approximately:

**788m<sup>2</sup> (8,481ft<sup>2</sup>)**

with 4 access points and conveyor system.

## EPC

The property has an EPC rating of **C-75**.

## Use

The premises are suitable for storage, distribution and light industrial use.

## VAT

VAT is payable upon the purchase price/rent due.





Location



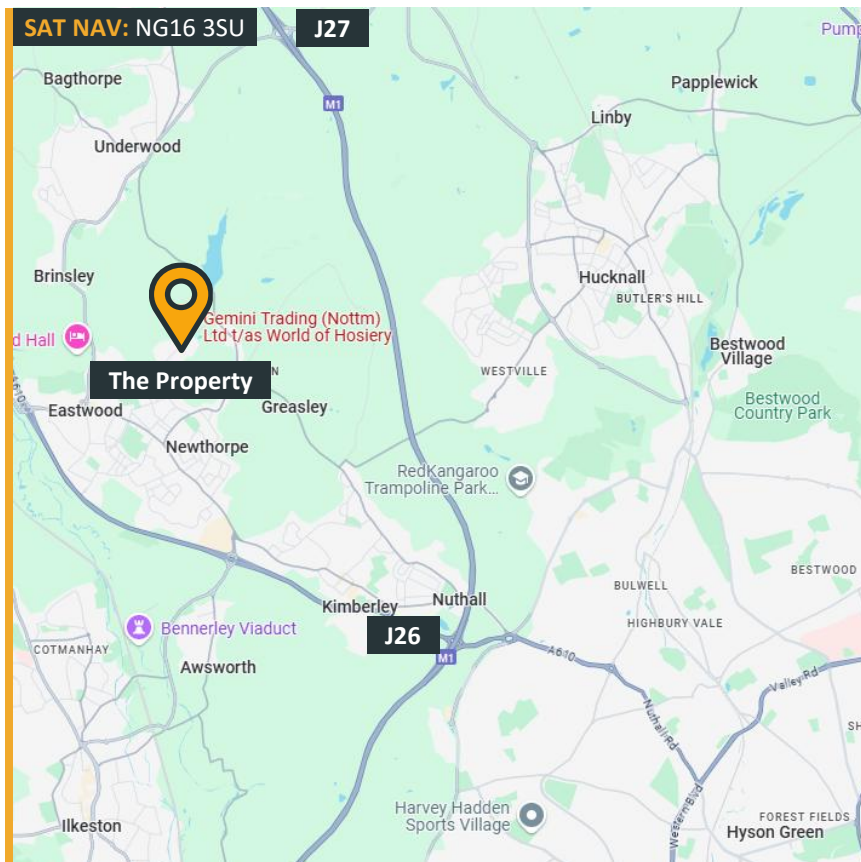
Gallery



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## Disposal Terms

The premises are available to rent on a new lease for a term of years to be agreed. The quoting rent is:

**£144,000 per annum exclusive**  
**(One hundred and forty-four thousand pounds)**

Alternatively, the premises may be available to buy with vacant possession.

## Further Information

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

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