

4B & 4C, Isabella Court | Millennium Business Park | Mansfield | NG19 7JZ

Excellent production, distribution and manufacturing space on gated shared yard with offices and extensive car parking

857.48m²
(9,230ft²)

- Available by way of a subletting or assignment
- Good quality warehouse space
- Eaves height of 5.7 metres rising to 7.6 metres at apex
- Excellent car parking
- Two storey office and ancillary block within
- Large shared yard
- Located close to Junction 28 of the M1



TO LET



Location



Gallery



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Location



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Location

The unit is located on the popular Millennium Business Park to the north of Mansfield Town Centre on the A617 Chesterfield Road North. Both Junction 28 and 29 of the M1 Motorway are approximately 6 miles in distance and the unit is also close to the MARR Route which links the A38 around Mansfield to the A617. Nearby tenants include Integrated Door Set Solutions, QTG, Euro Car Parts, Realm Projects and Flexspace.

Description

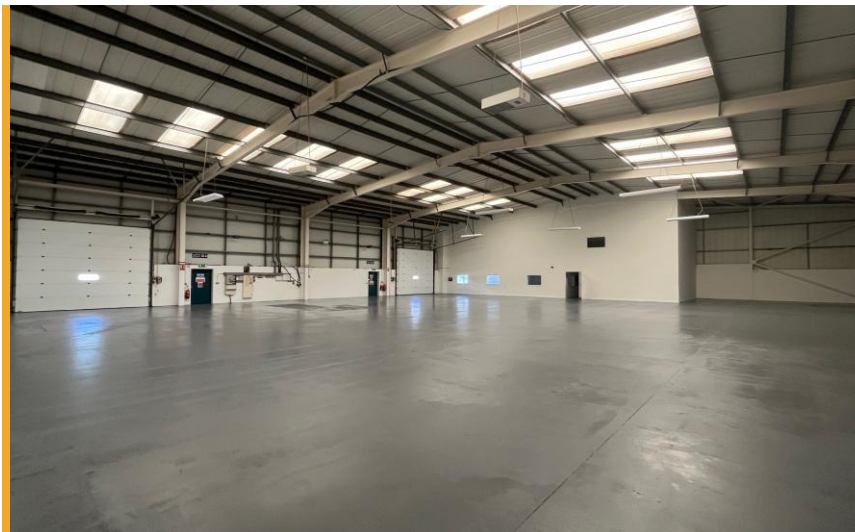
The property comprises a semi-detached warehouse/ industrial unit presented in good order throughout. The building also provides ground/first floor office and ancillary space.

The specification of the property includes:

- 5.7 metre eaves
- Translucent roof lights
- 3 Phase power
- 2 x electric roller shutter doors
- Clear span warehouse space
- Partitioned and open plan offices over ground and first floor
- 2 x WC's and kitchen facility
- Large gated yard/turning circle

EPC

The EPC rating for the property is C-54.





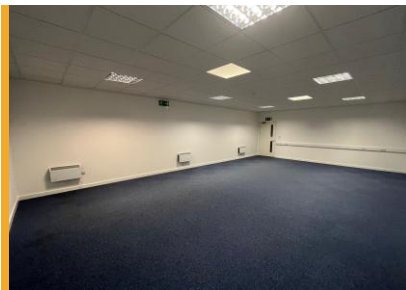
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Floor Areas

From measurements taken on site we calculate the Gross Internal Area to be:

857.48m² (9,230ft²)

(This information is given for guidance purposes only)

Rent

The property is available by way of a subletting or assignment at the current passing rent of:

**£60,000 per annum exclusive
(Sixty thousand pounds)**

The current lease was signed on 14 April 2023 and expires 27 May 2028.

The property may be available via a surrender of the existing lease and a regrant of new five-year lease at a new rent of:

**£70,000 per annum exclusive
(Seventy thousand pounds)**

Business Rates

From enquires of the VOA we understand the following:

Rateable Value 2023: £48,000

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Mansfield District Council)



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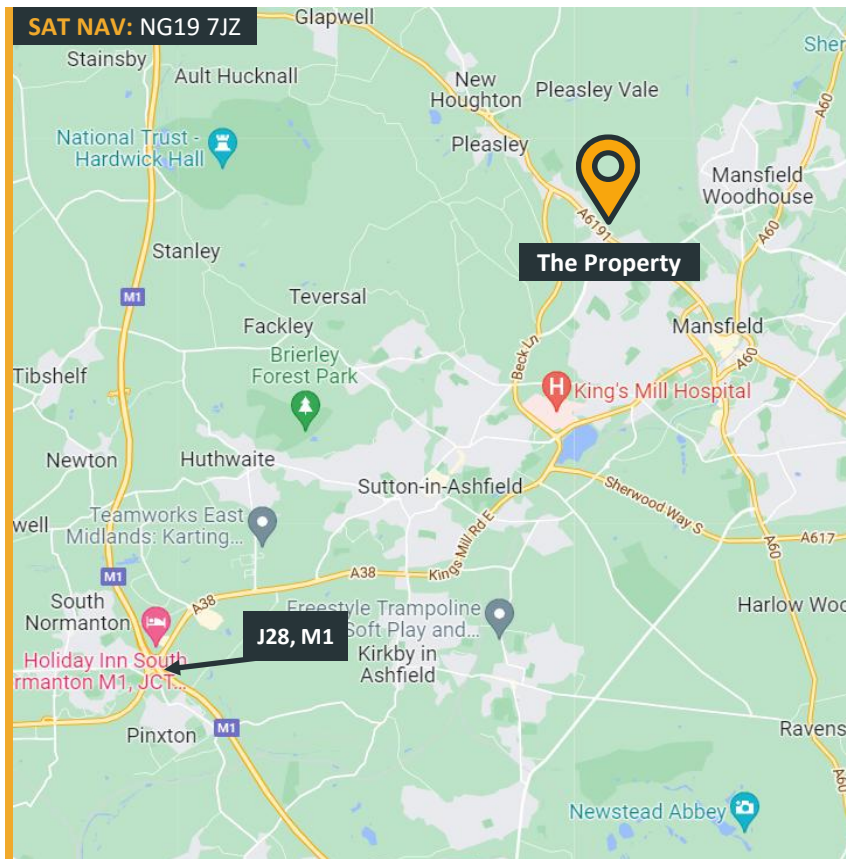
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Service Charge & Insurance Premium

The property is subject to a service charge to cover the maintenance of the common parts of the estate. The service charge currently runs at £8,198.35 plus VAT.

The insurance premium for 2025 currently runs at £1,829.10 plus VAT.

VAT

VAT will be applicable to the rent and service charge due at the standard 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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23/09/2025

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