

Unit 1, Aria Park | Sherwood Avenue | Southwell Road West | Mansfield | NG18 4ZE

Semi detached prominent industrial/warehouse unit in prime Mansfield location

269.6m²
(2,902ft²)

- Excellent specification
- 4.039 metres to eaves and 5.377 metres to the apex
- Warehouse space with internal offices
- 3 Phase power and electric roller shutter door
- WC, kitchen facilities and offices internally
- Available immediately via a subletting, assignment or surrender and re-grant



TO LET



Location



Gallery



Video



Contact



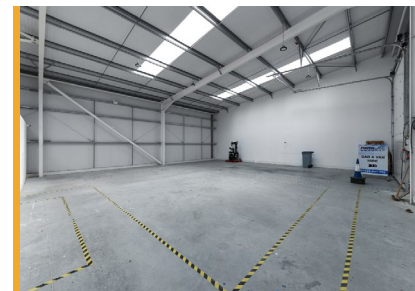
Location

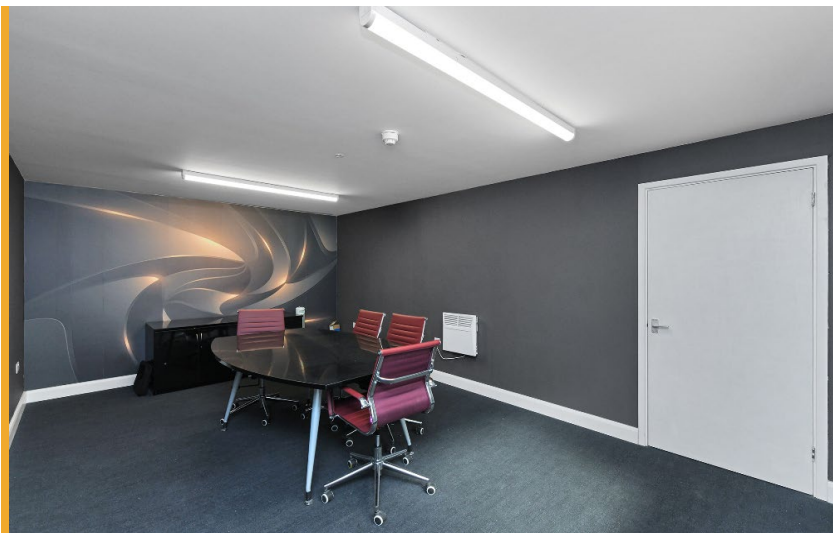
Aria Park is located at the end of Sherwood Avenue which is accessible from Southwell Road West (A6191) and positioned approximately 2.5 miles to the south of Mansfield town centre. Southwell Road West is one of the main arterial routes serving Mansfield providing good access to the MARR (A617), which in turn leads to the A38 and J28 of the M1 (heading west) and to the A1 and Newark (heading southeast). The city of Nottingham is approximately 14 miles to the south, via the A60.

Description

The property comprises a semi detached unit of steel portal frame construction built to a high specification. The specification is as follows:

- Eaves height of 4.039 metres rising to 5.377 metres
- Solid concrete slab floor (load bearing)
- Steel portal frame
- High standard of insulation
- 10% roof lights
- 3 Phase power
- Full height electric roller shutter door
- Reception, offices, kitchen and WC facilities
- Allocated car parking for 5 cars on a shared forecourt with electric car charging points
- 24/7 access





Floor Areas

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

269.6m² (2,902ft²)

(This information is given for guidance purposes only)

Rent

The current lease expires in 2028. However, the current tenant would like to surrender this lease and therefore any letting would be subject to a surrender and re-grant of a new lease. There is also the option here of a potential subletting or assignment. The rent payable is:

£28,500 per annum
(Twenty eight thousand five hundred pounds)
(£9.82 per sq ft)

Business Rates

From enquiries of the Valuation Office website, we understand the following:

Rateable Value from 1 April 2023: £14,000

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries with the Local Authority)



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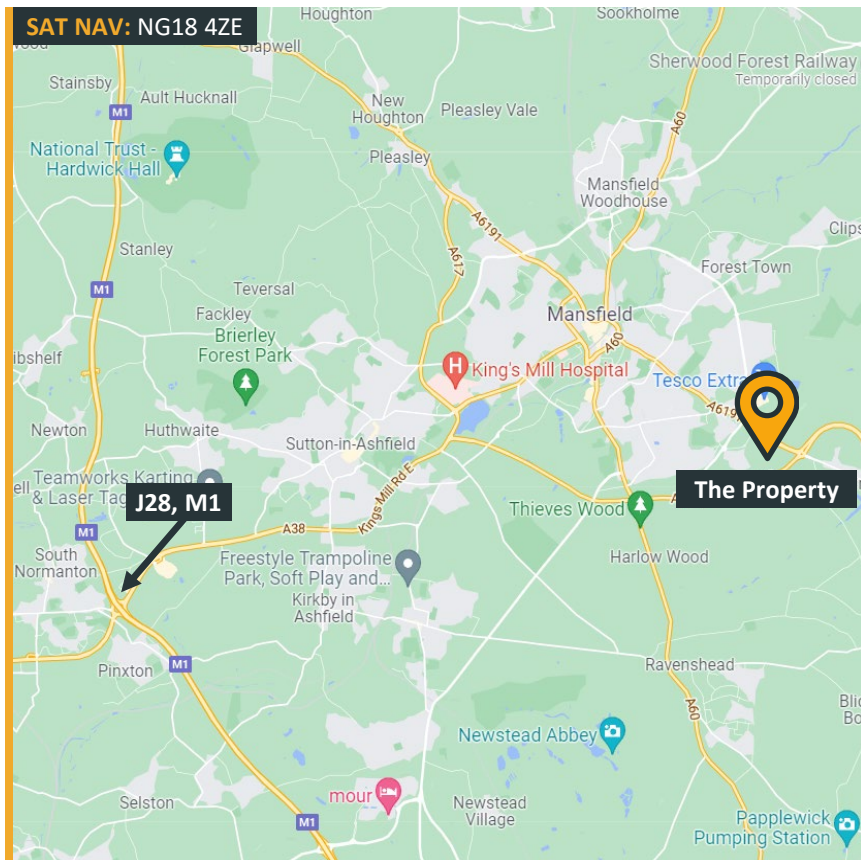
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VAT

VAT applies to the rent and other payments due under the lease.

EPC

The EPC rating for the property is B-27.

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.