

**Bleak Hill Sidings** | Off Sheepbridge Lane | Mansfield | NG18 5EP

## High quality detached hybrid building, consisting of warehouse/production space with high specification open plan offices

**253.7m<sup>2</sup>**  
(2,537ft<sup>2</sup>)

- Superb first floor office accommodation
- Ground floor production/storage space
- Detached unit located on a securely fenced and gated site
- Hybrid use (office and storage)
- Available on a freehold or leasehold basis
- Large hardstanding front car park/yard



**FOR SALE/TO LET**



Location



Gallery



Video



Contact



## Location

The property is located just 2 miles from Mansfield Town Centre off Sheepbridge Lane. The property is in close proximity to the A38 which in turn provides excellent access to J28 of the M1 Motorway.

## Description

The property comprises a high quality detached office with a very well presented lobby area, alongside a 748ft<sup>2</sup> ground floor warehouse. The property has recently been refurbished and re-cladded to a very high standard. The specification of the unit includes:

### Office

- Fully air conditioned/heated
- LED lighting
- Modern carpet flooring and tile finishes
- Kitchen, male and female WC facilities
- Perimeter trunking and cabling
- Separate board/meeting room

### Warehouse

- 2.5m eaves
- LED lighting
- Concrete hard standing floor
- Electric roller shutter door
- 3 phase power supply

### External

- Large and securely gated and fenced site
- Excellent parking provisions
- Electric car charging points





Location



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Ground Floor

## Floor Areas

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

Description	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor	120.7	1,299
First Floor Offices	115.0	1,238
<b>Total:</b>	<b>253.7</b>	<b>2,537</b>

The warehouse space measures 69.5m<sup>2</sup> (748ft<sup>2</sup>)

(This information is given for guidance purposes only)

## Rent

The premises are available on a new lease term at a quoting rent of:

**£25,000 per annum**  
**(Twenty-Five Thousands Pounds)**

## Price

The freehold is available with vacant possession at a guide price of:

**£350,000**  
**(Three Hundred and Fifty Thousand Pounds)**

## VAT

The property is not registered for VAT.

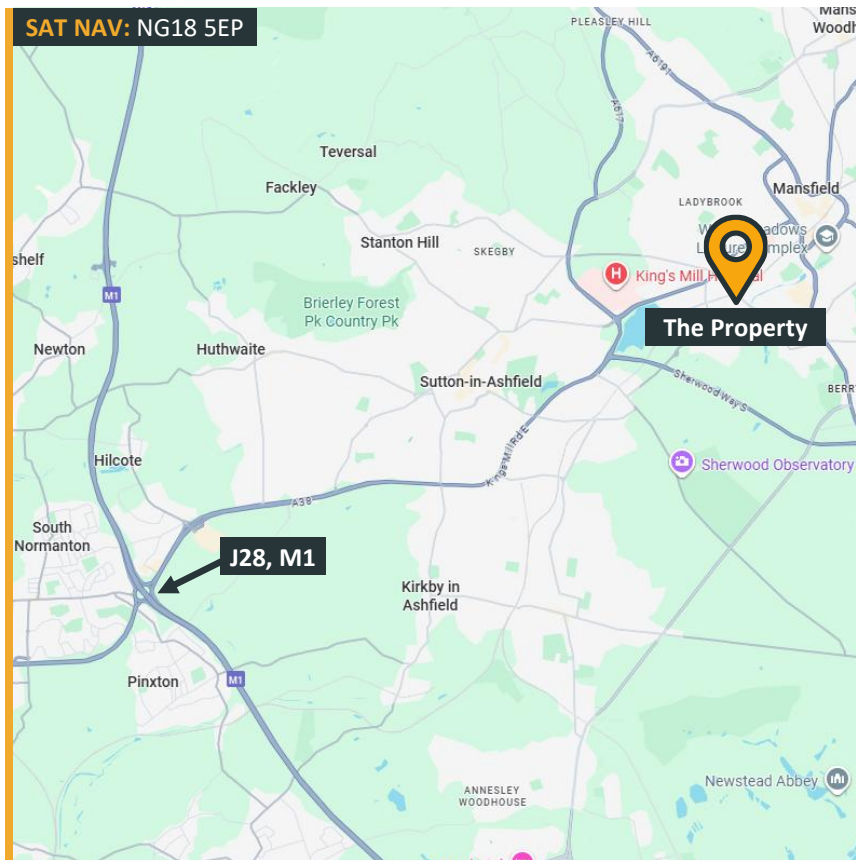
## EPC

The EPC rating for the property is available upon request.





SAT NAV: NG18 5EP



## Identity Checks

In order to comply with Anti Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time

## Business Rates

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

**Rateable Value from 1 April 2023: £16,000**

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

## Further Information

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

### Guy Mills

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### Anthony Barrowcliffe

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### Fisher Hargreaves Proctor Ltd.

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29/09/2025

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