

Units 1 & 4, Albert Martin Business Park | Kirkby Road | Sutton in Ashfield | NG17 1GP

Industrial/warehouse units at the front of the estate minutes from Junction 28, M1 via A38

1,286m²
(13,841ft²)

- Excellent location off A38/Junction 28 of the M1
- Undergoing significant landlord refurbishment
- Units can be combined or let individually
- Excellent car parking and yard (could be extended)
- Potential for trade counter as road facing
- Prominent position on industrial estate



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

The unit is excellently located directly off the A38 and just two minutes from Junction 28 of the M1 motorway. To the west of the site, Mansfield City Centre can be accessed inside 0.2 miles and to the south of the site, Nottingham City Centre can be accessed inside 13 miles.

Description

Both properties are undergoing a strip out and full landlord refurbishment (further details available from the agent). The units will benefit from the following general specification:

- Roller shutter doors
- Gas blowers
- LED lighting throughout
- Concrete floors throughout
- WC's/kitchen area
- Unit 4 - 3.2 metres eaves rising to 4.2 metres at apex
- Unit 1 – 3 metre eaves
- Additional yard plus car parking (can be extended - grassy areas can be tarmacked to create larger car park/yard)
- Securely fenced and gated site
- Prominent front location on estate



Unit 4



Unit 4



Unit 4



Location



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Unit 4



Unit 4



Unit 4

Floor Areas

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

1,286m² (13,841ft²)

(This information is given for guidance purposes only)

Rent

The property is available by way of a new lease and we are quoting a rent of:

**£88,000 per annum exclusive
(Eighty eight thousand pounds)
(£6.35 per ft²)**

Business Rates

From enquiries of the VOA website we understand the following Rateable Value from March 2024:

Unit 1: £16,750

Unit 4: £23,750

(This information is given for guidance purposes only and prospective tenants should make their own enquiries of Ashfield District Council)

Service Charge

The estate has a service charge for the upkeep and maintenance of the common areas of the estate. The cost is available upon request from the agent.



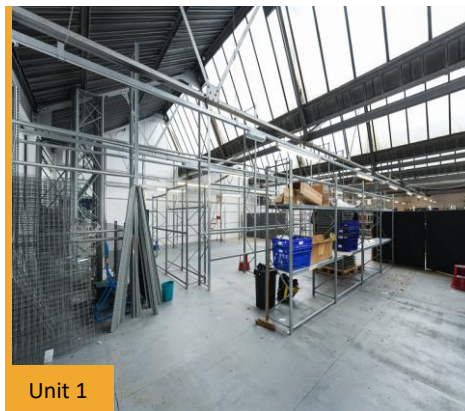
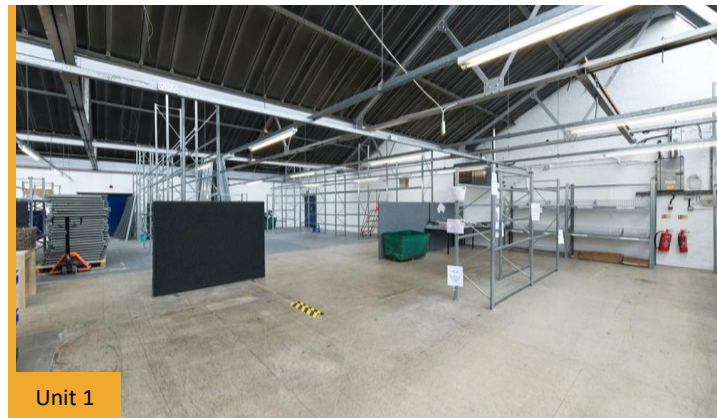
Location



Gallery



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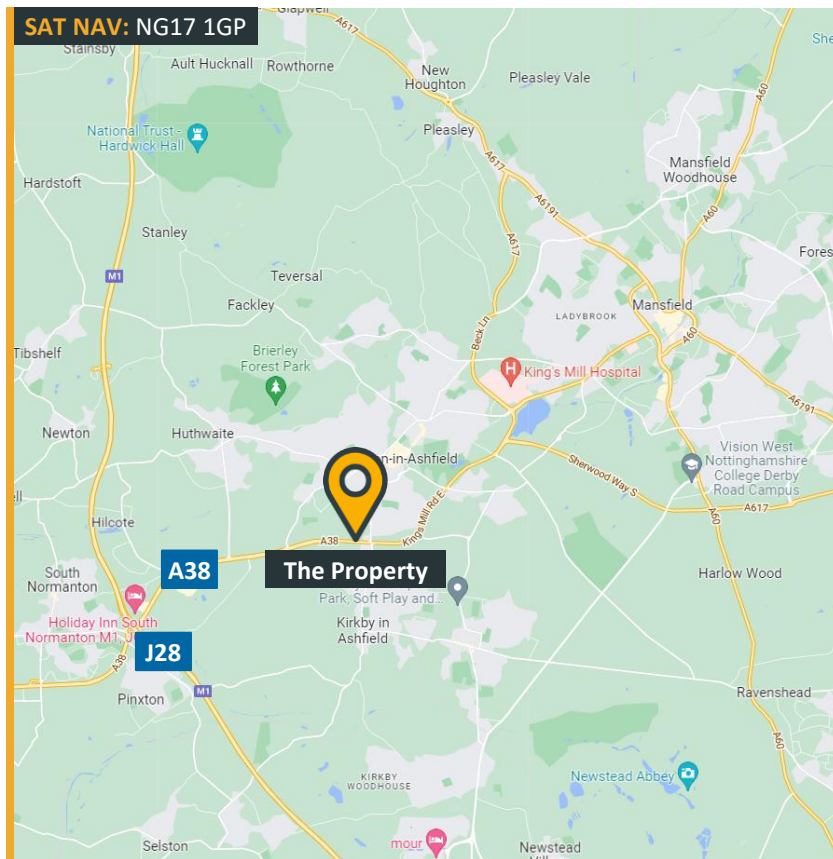
Location



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EPC

The property currently has an EPC rating of E-102. Following the landlord refurbishment the property will be re-assessed and an improved EPC rating obtained.

VAT

VAT is applicable on the rent, service charge and building insurance due.

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.