

Units 1 & 2, Albert Martin Business Park | Kirkby Road | Sutton in Ashfield | NG17 1GP

Good quality warehousing/manufacturing units available individually or combined on a secure business park, minutes from Junction 28 of the M1

1,945m²
(20,932ft²)

- Excellent location off A38/Junction 28 of the M1
- Units can be combined or let individually
- Excellent car parking and yards
- Loading doors/3 Phase power
- Under landlord refurbishment



Undergoing landlord refurbishment

TO LET



Location



Gallery



Contact



Location

The unit benefits from an excellent location 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

The units benefit from the following specification:

Unit 1

- Two loading doors
- Gas blower in unit
- LED lights (to be installed)
- Concrete floors throughout
- WC's/kitchen area
- 3 metres eaves
- Additional yard plus car parking
- Securely fenced and gated site
- Prominent front location on estate

Unit 2

- 1 level loading roller shutter doors
- Warehouse lighting
- Wooden floors
- Office accommodation
- WCs
- Kitchen/breakout space
- Additional yard and car parking
- Securely fenced and gated business park





Unit 1



Unit 1



Unit 1

Floor Areas

From measurements taken on site, we understand the property has a Gross Internal Area (GIA) of:

Description	M ²	Ft ²
Unit 1	672	7,230
Unit 2	1,273	13,702
Total	1,945	20,932

(This information is given for guidance purposes only)

Rental

Description	Rent
Unit 1	£43,380 per annum
Unit 2	£75,000 per annum
Total	£118,360 per annum

Business Rates

From enquires of the Valuation Office we understand the following Rateable values from April 2026:

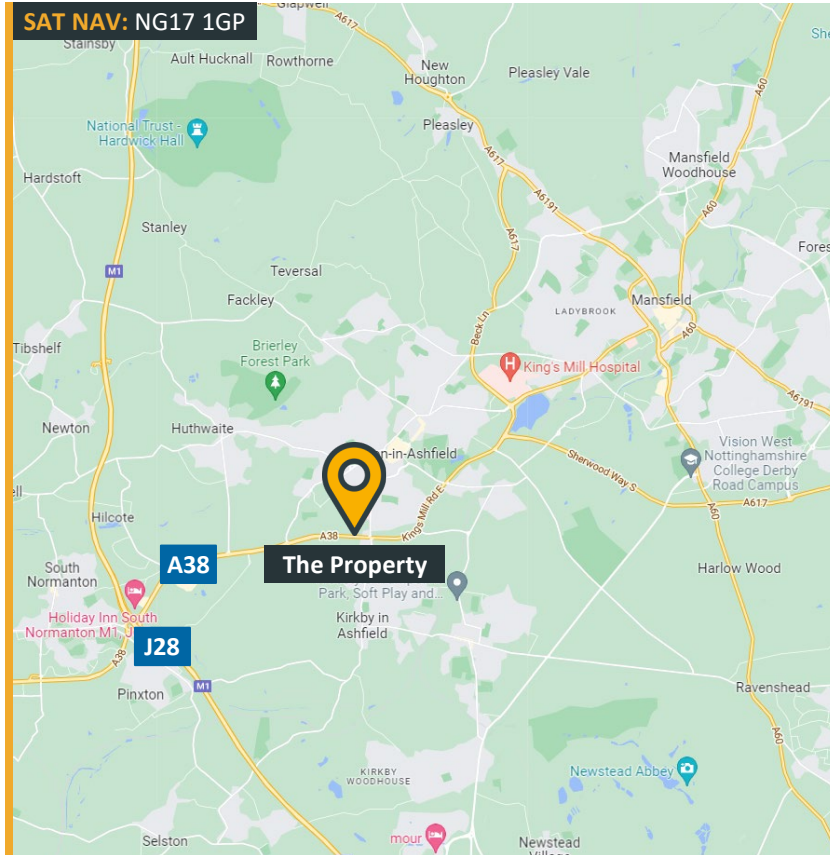
Unit 1: £19,750

Unit 2: £40,750

The Business Rates are to be paid by the tenant.

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





EPC

The EPC for the property is available via the agent.

VAT

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

Service Charge & Insurance

The estate has a service charge for the upkeep and maintenance of the common areas of the estate which for 2026 runs at £0.25 per sq ft. The insurance premium for 2026 is £0.15 per sq ft.

Further Information

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

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28/04/2026

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