

1-4 Premier Court | Kings Mill Way | Mansfield | NG18 5ER

Detached industrial/warehouse unit with two storey offices on large secure plot/yard in very established industrial location

1,683.3m² (18,131ft²)

On a site of circa 1 acre

- Excellent warehouse with mezzanine floors
- Two storey offices blocks to either side of the unit
- Eaves of 4 metres rising to 6 metres
- Good car park/yard
- Secure and fenced site (360°)
- 3 entrance points
- Can be split into numerous units

Rare freehold opportunity



FOR SALE



Location



Gallery



Video



Contact



Location

The property is located to the east of Mansfield town centre and accessed via the A612 Sherwood Way South and the A38. Located approximately 14 miles from Nottingham and 5 miles from Junction 28 of the M1 Motorway.

There is a fantastic line up of other occupiers in this area to include Euorcell, Toolstation, Brewers Decorating Centre, Travis Perkins, Screwfix, YESSS Electrical, Wolseley, Howdens, Amazon and Glenair.

The property is easily accessible for the local labour force in Mansfield, Kirkby in Ashfield and Sutton in Ashfield, therefore being a very popular and established industrial location.

Floor Areas

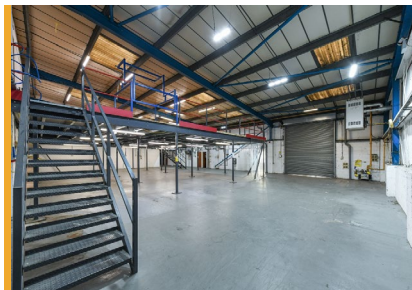
From measurements taken on site we calculate the Gross Internal Area to be:

Description	M ²	Ft ²
Industrial	1,256.14	13,533
Offices	427.16	4,598
Total	1,683.3	18,131

The property is situated on a site of circa 1 acre (0.4 hectares).

(This information is given for guidance purposes only)





Description

The property comprises a detached industrial/warehouse building of steel frame construction with two storey office blocks on either side of the main warehouse under a pitched roof with roof lights. The general specification of the property is as follows:

Warehouse

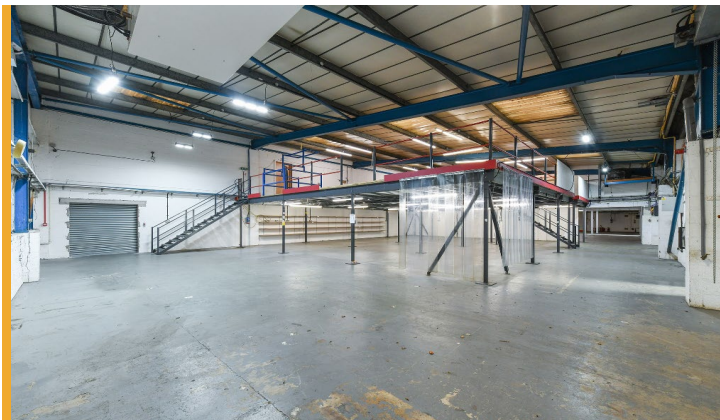
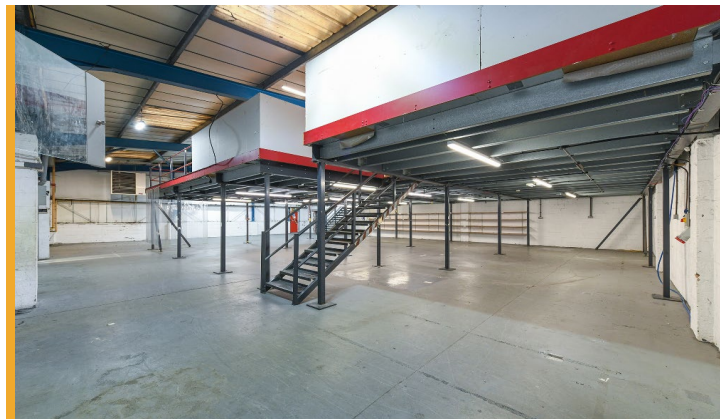
- Eaves heights of 4m rising to 6m plus at the apex
- Two substantial mezzanine floors
- Lighting throughout
- 3 phase power with numerous meters
- Gas hot air blowers
- Numerous roller shutter doors
- Load bearing concrete floors

Offices

- Mixture of partitioned and open plan space
- Carpet tiles
- Gas central heating
- Double glazed windows with lots of natural light
- Trunking/sockets
- Kitchen and welfare facilities
- Canteen/break-out areas
- Double glazed personnel doors

Externally

- Good levels of car parking
- Perimeter fencing around the entire property (360°)
- Three entrance gates
- Concrete surfaced yard with the potential to expand
- Outbuildings/storage



Price

The property is available freehold (Title No. NT480531) and we are quoting a price of:

£1,450,000

(One million four hundred and fifty thousand pounds)

Which breaks back to £79.97 per sq ft.

VAT

VAT will be applicable to the purchase price due at the standard rate.

Business Rates

From enquires of the VOA we understand the following:

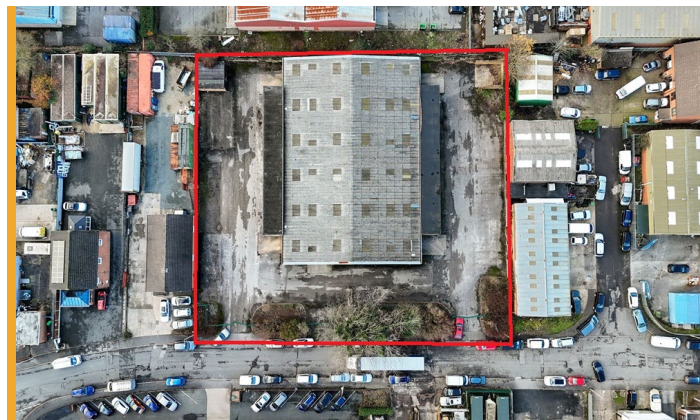
Rateable Value from 1 April 2026: £80,000

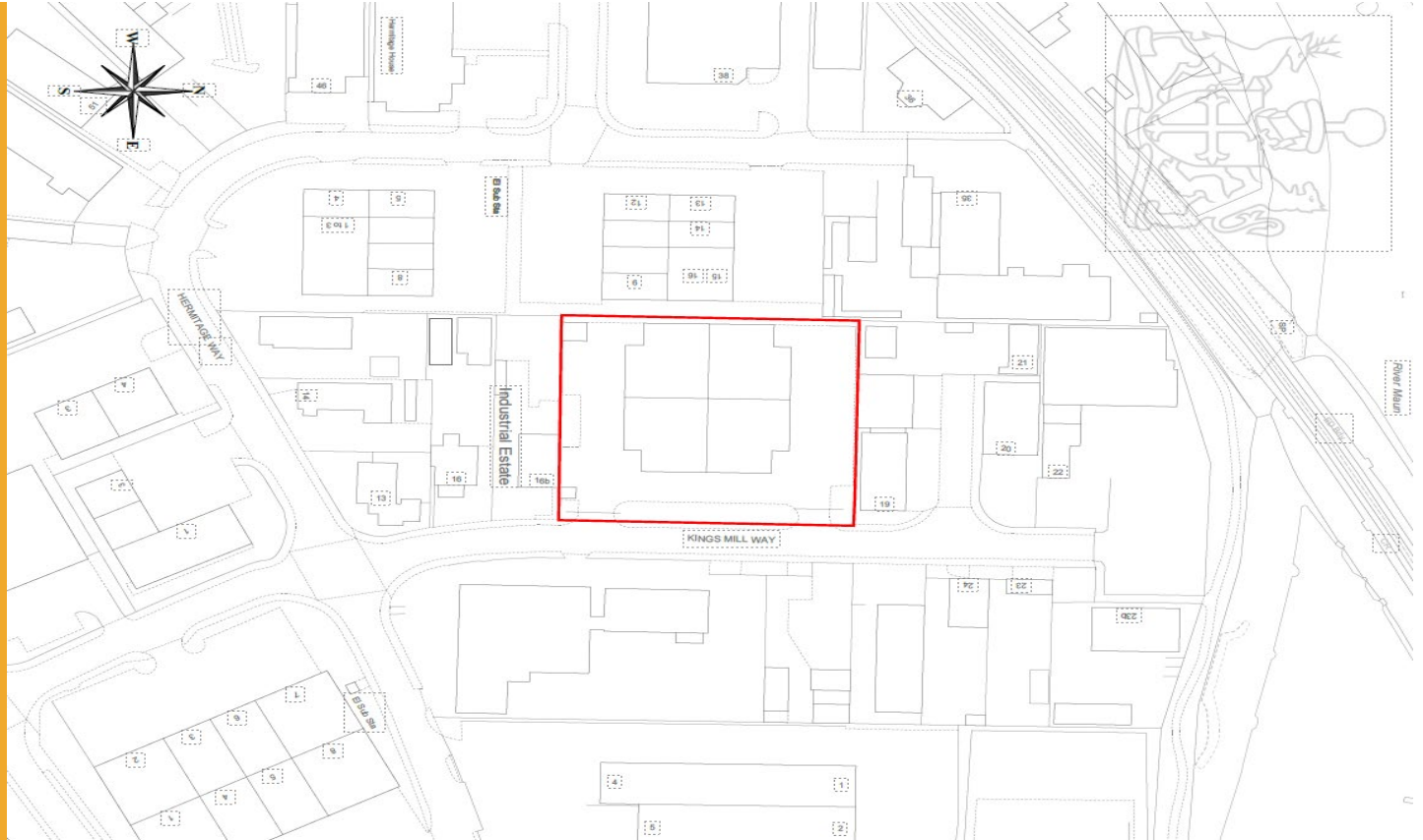
(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Mansfield District Council)

EPC

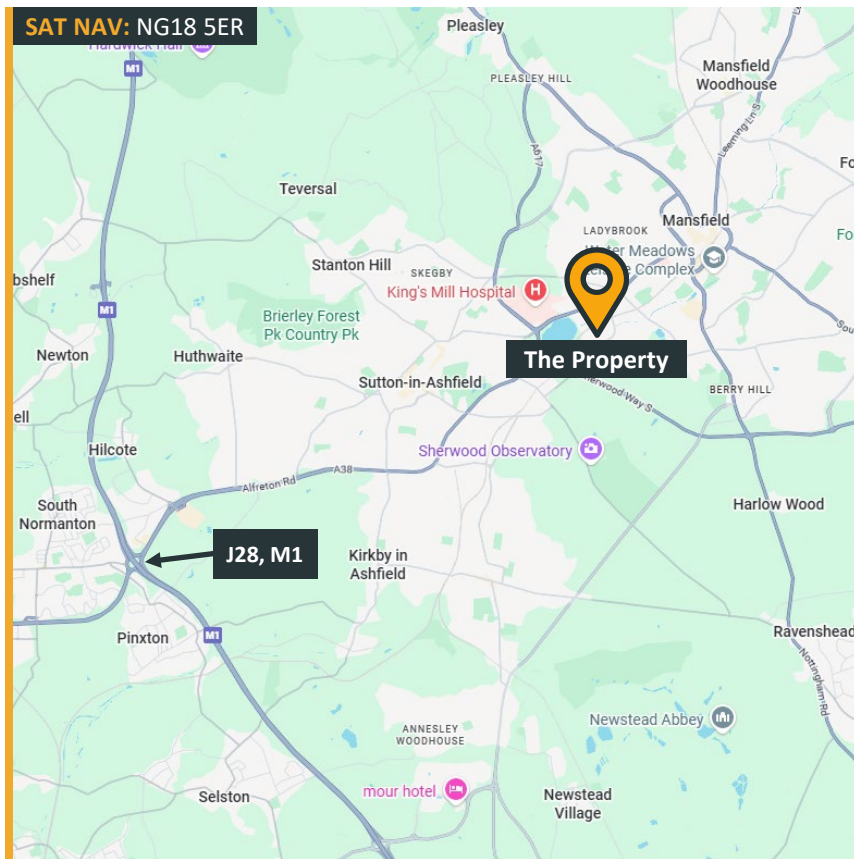
The property has an EPC Rating of D-82











Anti Money Laundering Legislation

FHP will be required by law to undertake identity checks and provide confirmation of the purchaser's entity in parallel with financial terms being agreed.

Further Information

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

Anthony Barrowcliffe

07557 972008

anthony@fhp.co.uk

Guy Mills

07903 521781

guy.mills@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

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