Unit 1 Access 38 | Penny Emma Way | Sutton in Ashfield | NG17 5FB

New high specification industrial/warehouse unit close to the A38/M1 junction 28 available to buy or let

958m²
(10,310ft²)

- New build to suit industrial/ warehouse unit
- Available in 6 months - steel frame in situ
- Two roller shutter loading doors
- 6 metre eaves
- Located a few minutes from Junction 28, M1

FOR SALE/TO LET

Location | Gallery | Video | Contact

FHP
fhp.co.uk

Location

Positioned adjoining the A38 with great prominence and visibility, the site sits within a few minutes drive of Junction 28 of the M1 motorway via the A38, whilst remaining close to the local centres of Sutton in Ashfield, Kirkby in Ashfield and Mansfield.

Readily accessible for local labour, the site provides a perfect combination of availability of manpower and accessibility to the nation's motorway network.

Destination	Miles	Time
Mansfield	4	13 minutes
Chesterfield	16	26 minutes
Nottingham	17	32 minutes
Derby	19.5	27 minutes
Sheffield	34	54 minutes
Leicester	43	55 minutes
Birmingham	63	1 hour 9 minutes
Leeds	63	1 hour 26 minutes
Manchester	71	2 hours
Northampton	81	1 hour 26 minutes

Description

Access 38 will comprise a mixture of high quality new industrial units. Unit 1 will provide 958m² (10,310ft²) of new industrial/warehouse accommodation. The unit will be built to a high standard and specification with capped services (water, gas and electricity).

The full specification is available upon request, but the key features include:

- Steel portal frame construction
- 6 metre minimum eaves height
- 3 phase electricity
- Sectional overhead door loading
- Allocated parking/yard
- Full 12-year legal warranty pack on both leasehold and freehold properties.
- Available in 6 months.

Business Rates

The business rates for the unit will be assessed on occupation. Guide figures are available from the agents.

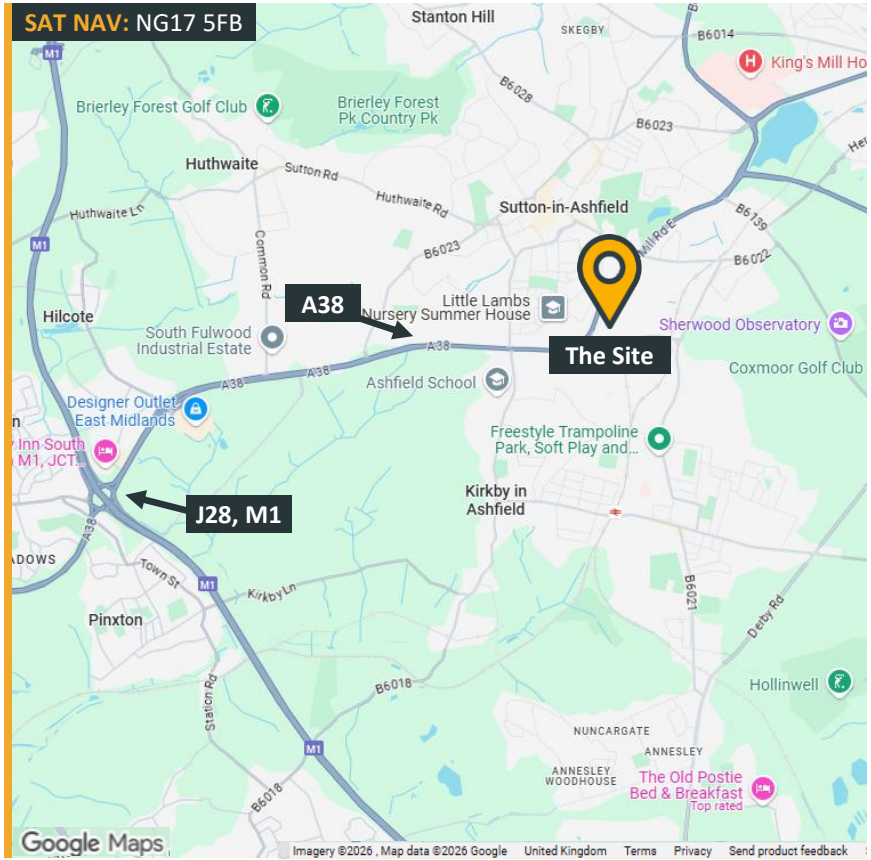
EPC

The units will be assessed on completion, but we expect them to achieve excellent ratings.

VAT

VAT applies to the purchase price, rent and other charges due under the lease.

A38
Access 38
Penny Emma Way
Site Entrance



Price/Rent

The unit is available on both a freehold and leasehold basis subject to covenant strength and lease length.

Price/rent available on application

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. 06/10/2026