

Former Ron Currie & Sons Ltd | 7 Hamilton Road | Sutton in Ashfield | NG17 5LD

## Detached warehouse/industrial unit on large secure self contained gated site – ideal for storage, production or manufacturing

**725.8m<sup>2</sup>**  
(7,813ft<sup>2</sup>)

- Immediately available
- Excellent warehouse space
- Eaves heights of 7 metres rising to 9 metres at apex
- Large yard/car park to front
- Offices/welfare facilities within
- Secure fenced and gated site
- Great access to Junction 28, M1



**TO LET**



Location



Gallery



Video



Contact



## Location

The property is in an established industrial and commercial location which serves the wider Mansfield, Sutton in Ashfield and Kirkby in Ashfield conurbation. Sutton in Ashfield Town Centre is 1.2 miles to the west, Kirkby in Ashfield is some 2 miles to the south with the property being 3.5 miles south of Central Mansfield. The location provides great access to J28, M1 which is 4 miles south west of the site and to the A617 Midland and Ashfield Regeneration Route (MARR) which is to the north.

## Description

The property comprises of a steel portal frame construction with internal offices and welfare on a large gated and secure site. The general specification of the property includes:

- Clear span warehouse space
- 7 metre eaves rising to 9 metres at the apex
- Solid concrete floor/slab
- LED lighting
- Translucent roof lights
- 2no 3 Phase power supplies into the building
- 2no electric roller shutter doors
- Racking – can be retained or removed
- Offices and WC facilities
- Large gated secure yard
- Canopy
- Security alarm

The landlord is to clear the site of all content, stock and equipment internally and externally and commercially clean prior to tenant occupation.





## Floor Areas

From measurements taken on site we calculate the floor areas to be:

**725.8m<sup>2</sup> (7,813ft<sup>2</sup>)**

(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:

**£60,000 per annum**  
**(Sixty thousand pounds)**

Equating to £7.68 per sq ft.

## Business Rates

From enquires of the VOA we understand the following:

**Rateable Value from 1 April 2026: £34,750**

We estimate the rates payable to be £17,000 - £18,000 per annum.

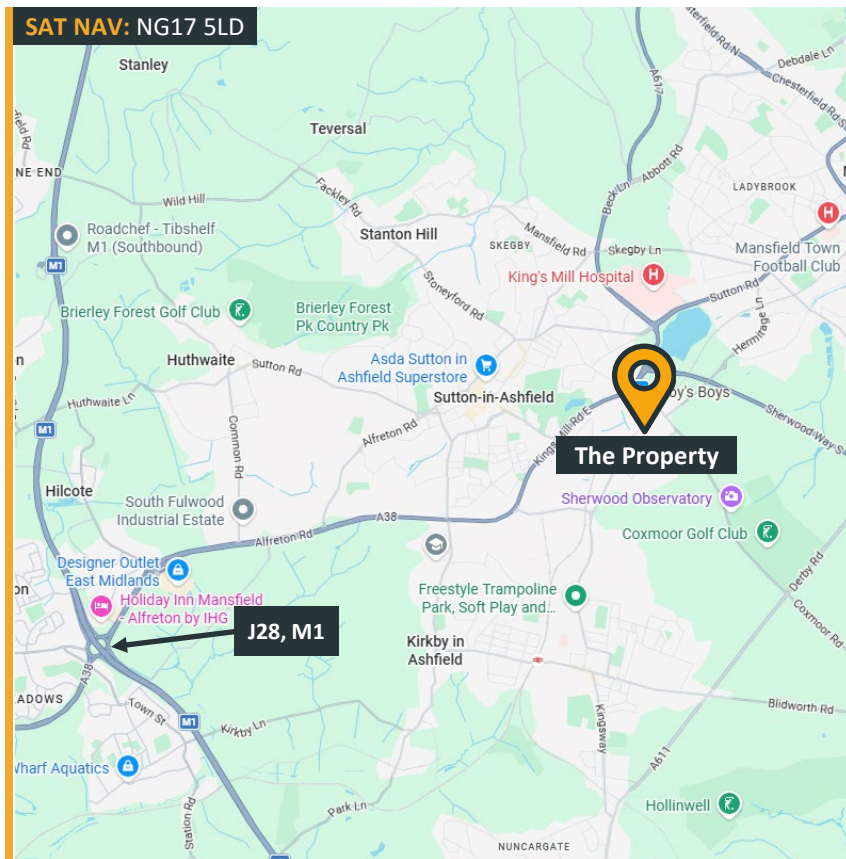
(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Ashfield District Council)











## VAT

VAT will be applicable to the rent due at the standard rate

## Service Charge & Insurance Premium

There is no service charge applicable to the property. The annual insurance figure is available upon request from the agent.

## EPC

The EPC Rating for the property is C-63.

## Further Information

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

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30/01/2025

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