

Good quality warehousing/manufacturing unit on a secure business park, minutes from Junction 28 M1 via A38

1,273m²
(13,702ft²)

- Excellent location off A38/Junction 28 of the M1
- Level loading roller shutter door
- Clear span warehouse with additional WCs, kitchen and office space
- Good quality car parking and yard space on site
- Available from February 2026



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.

The unit benefits from an excellent local labour force with over 300,000 working people inside a 45 minute drive time of the site, with 1,000 people employed in transport and logistics in the Nottingham area.

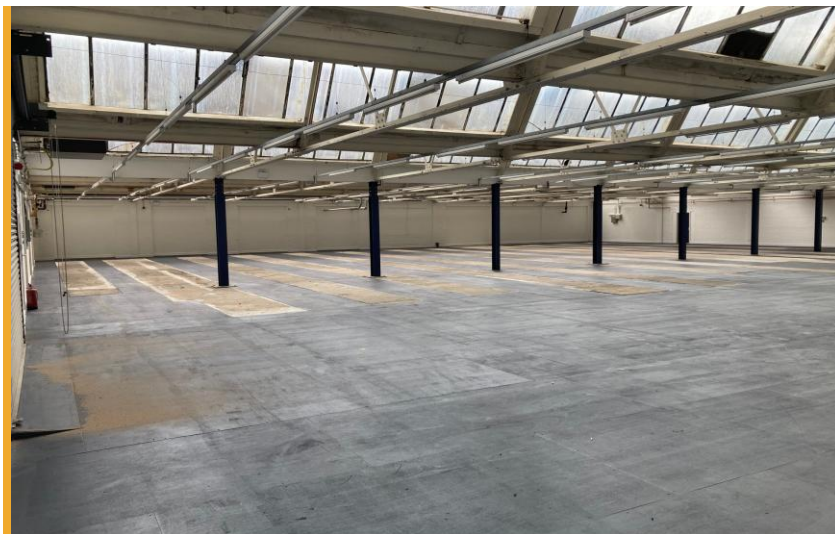
Description

The warehouse benefits from the following specification and features:

- 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

The property is connected to all mains services including gas, electricity and water which is sub metered and recharged back to the tenant every 3 months





Floor Areas

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

1,273m² (13,702ft²)

(This information is given for guidance purposes only)

Rental

The unit will be available on a new 6 year lease with a rent review and break date on the third anniversary of the term. We are quoting rent of:

£61,250 per annum

(Sixty one thousand two hundred and fifty pounds)

Business Rates

From enquires of the Valuation Office we understand the following:

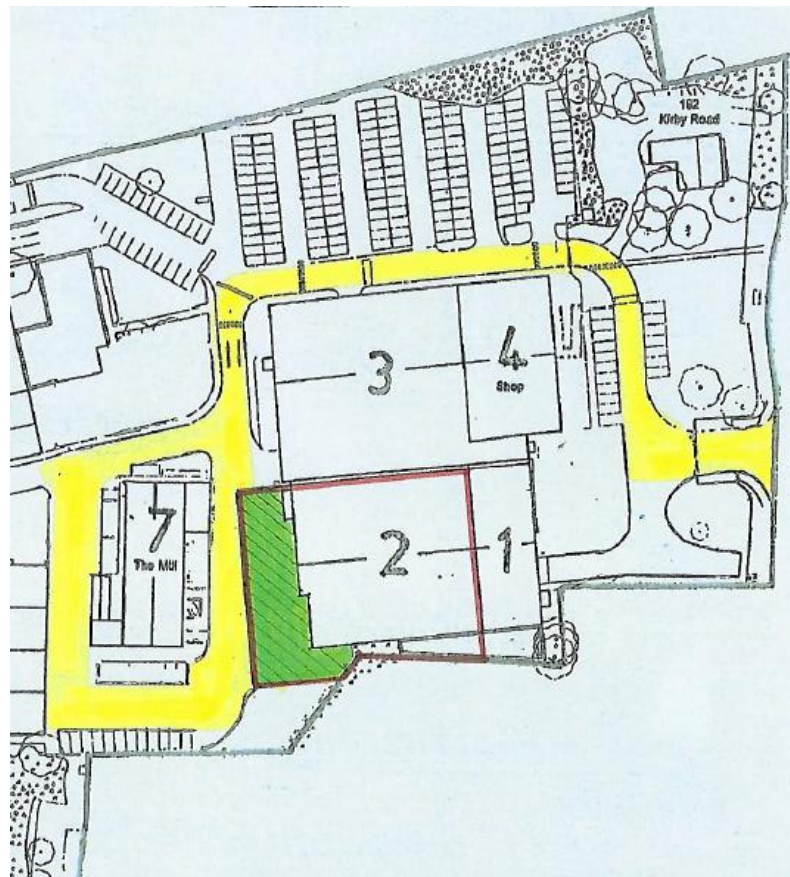
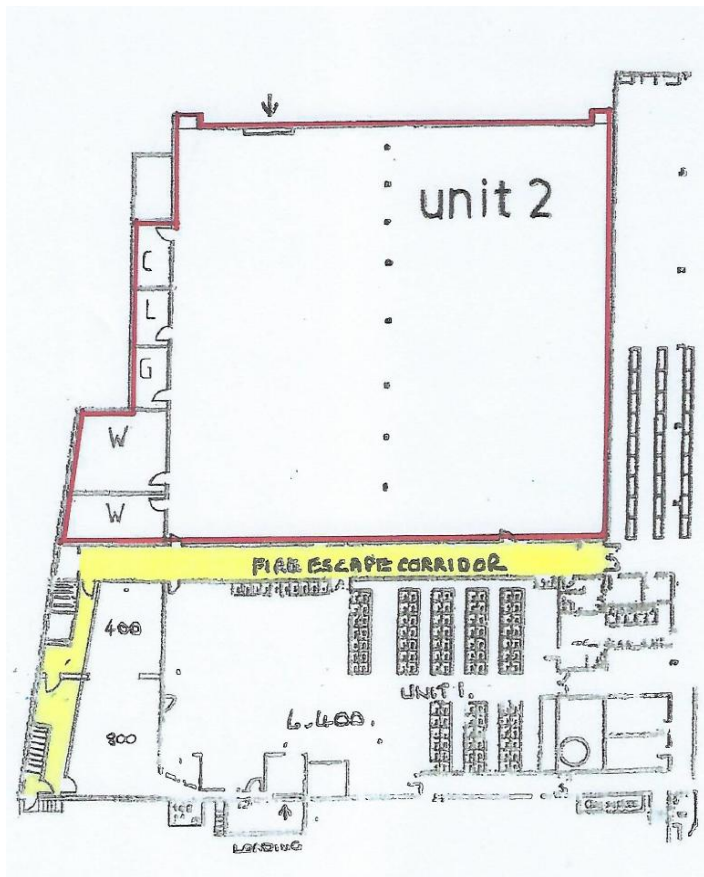
Rateable Value from April 2026: £40,750

The Business Rates are to be paid by the tenant.

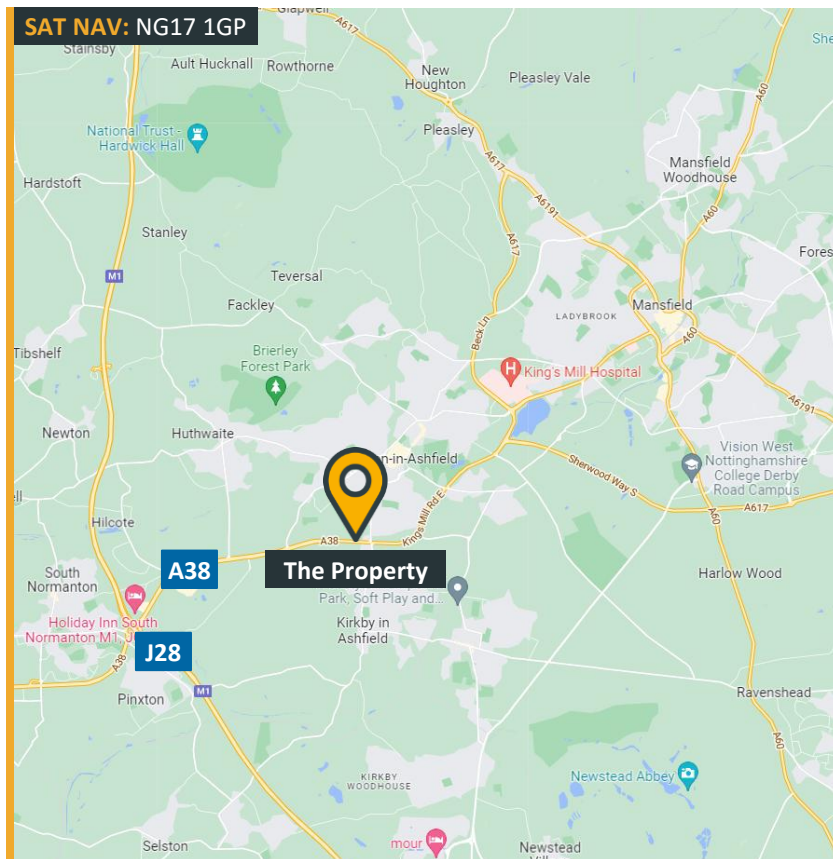
(This information is given for guidance purposes only and prospective tenants should make their own enquiries of the Local Authority)

VAT

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







EPC

The EPC for the property is available via the agent.

Service Charge & Insurance

The estate has a service charge for the upkeep and maintenance of the common areas of the estate this currently runs at £2,100 per annum.

The current building insurance premium runs at £2,740 per annum.

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.