

# New industrial/warehouse unit close to Junction 28 of the M1 – under construction available June 2026

**396m<sup>2</sup>**  
(4,263ft<sup>2</sup>)

- New build industrial/warehouse unit
- Close to Junction 28 of the M1
- Secure gated site
- 8 metre eaves
- 3 phase power
- Available June 2026
- Rent - £36,236 per annum



Indicative photo of phase 1

**TO LET**



Location



Gallery



Contact





Location



Gallery



Contact

## Location

The development sits just 5 minutes from Junction 28 of the M1 with excellent access to major arterial road links including the A38.

The location is just 7 miles from Mansfield Town Centre, 15 miles from Nottingham City Centre to the south and 14 miles to Chesterfield City Centre to the north. The location is an excellent spot for local labour, manufacturing and logistics.

## Specification

The unit provides the highest standard of industrial /warehousing space and is available in shell specification with capped services (water and electricity).

The specification comprises:

- Full height roller shutter access
- 8 metre eaves height
- 10% roof lights
- 3 phase power
- Glazed entrance
- Car parking
- Secure gated site



Indicative photo of phase 1



## Accommodation

Unit	M <sup>2</sup>	FT <sup>2</sup>
5	395.95	4,262.50

## Planning

The units have consent for Class **B2** (General Industrial) and Class **B8** (Storage and Distribution).

## Business Rates

The units need to be assessed for business rates. A guide is available from the agent upon request.

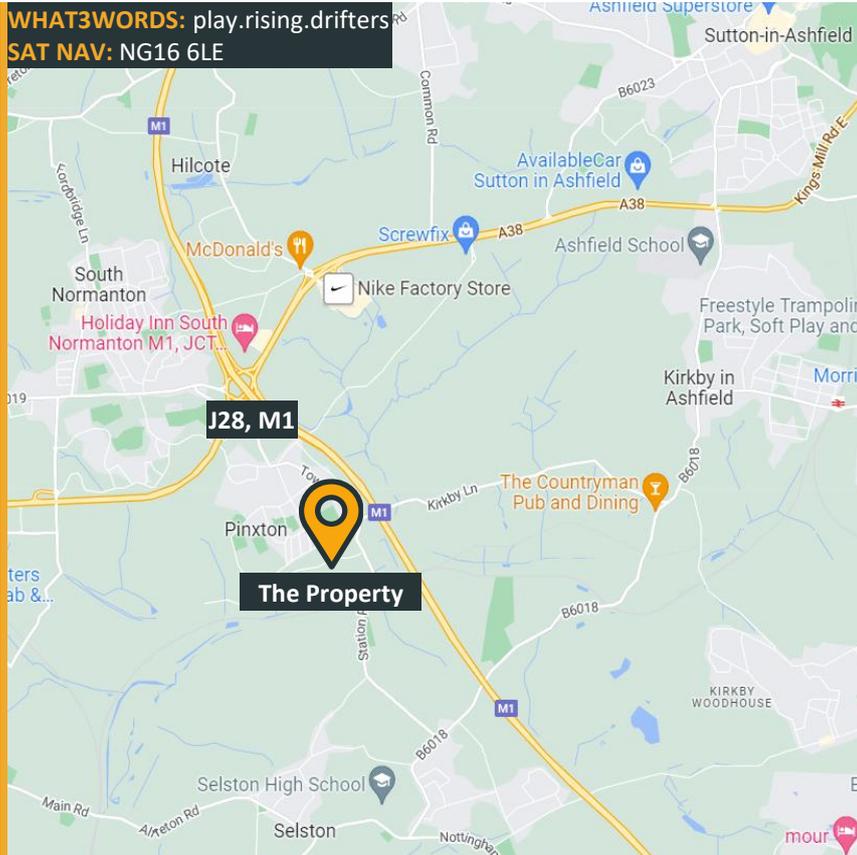
## Service Charge

A nominal service charge will be payable towards the upkeep and maintenance of the common areas of the estate once fully developed.

## EPC

The EPC ratings of the building will be confirmed once constructed with a likely rating of A.

**WHAT3WORDS:** play.rising.drifters  
**SAT NAV:** NG16 6LE



## Lease Terms

The property is available to let on new lease terms for a term to be agreed at a rent of:

**£36,236 per annum**

## VAT

VAT is applicable at the prevailing rate.

## Further Information

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

**Darran Severn**

07917 460 031

[darran@fhp.co.uk](mailto:darran@fhp.co.uk)

**Harry Gamble**

07398 443 828

[harry.gamble@fhp.co.uk](mailto:harry.gamble@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street, Nottingham, NG1 5BG

North Point, Cardinal Square, 10 Nottingham Road, Derby, DE1 3QT

[fhp.co.uk](http://fhp.co.uk)

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