

Unit 1 Main Bright Walk | Mansfield | Nottingham | NG19 7GL

A newly refurbished self-contained warehouse/industrial unit situated within Mansfield

418m²
(4,491ft²)

- Secure gated private yard
- Electric roller shutter door
- Good access to the A60 - Mansfield's main ring road
- High quality newly refurbished offices
- To let/for sale



**TO LET/FOR
SALE**



Location



Gallery



Video



Contact



Location

The property is located on Main Bright Walk which is just off Dunsil Road/Burning Street which leads to the A60, Mansfield's main ring road providing direct access to Nottingham approximately 16 miles south and also good connection to the A38 and Junctions 28 and 29 of the M1 motorway.

The property benefits from a secure gated front and side yard which allows good access to the roller shutter door and parking for the occupier.

Description

The property is a single unit set back with a smaller front yard and car parking area. The unit offers a high brick elevation structure leading to the pitched steel roof. The unit benefits from the following specification:

- High quality newly refurbished office
- LED lighting
- Electric roller shutter door
- Three phase power
- 3.5 metre concrete floor
- Meeting room
- Newly refurbished high-quality offices
- Large open plan warehouse





Location



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Floor Areas

From measurements taken on site, we calculate the unit has the following Gross Internal Area (GIA):

Floor	m ²	ft ²
Offices	109	1,174
Warehouse	308	3,317
Total	417	4,491

(This information is given for guidance purposes only.)

EPC

The property has an EPC rating of **D-90**. Further information is available from the agent.

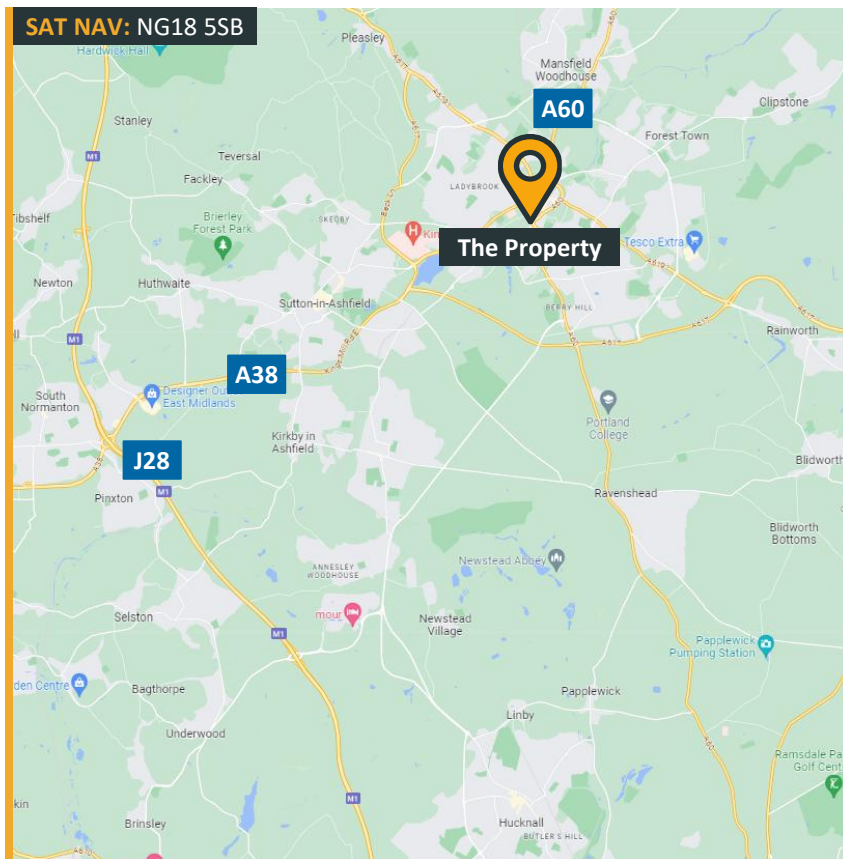
Business Rates

From enquiries on the Valuation Agency Office website, we understand the following:

Rateable Value from 1st April 2026: £19,500

(This information is given for guidance purposes only.)





Rent/Price

The building is available on a new effective fully repairing and insuring lease at a quoting a rent of:

£30,000 per annum exclusive
 (Thirty thousand pounds)

Or for the freehold with vacant possession offers are invited in the region of:

£375,000
 (Three hundred and seventy-five thousand pounds)

VAT

VAT is applicable on the purchase price due.

Further Information

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

Jamie Gilbertson

07747 665 941

jamie.gilbertson@fhp.co.uk

Guy Mills

07887 787 884

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.