

Unit 1, Fulwood View | Brookside Way | Huthwaite | NG17 2NL

Semi detached warehouse/industrial unit with additional warehouse on large secure shared site – ideal for storage, production or manufacturing

695.65m²
(7,488ft²)

- Excellent warehouse/industrial space
- Eaves height of 5.7 metres rising to 8 metres at the apex
- Large shared yard/car park
- Side yard/additional external storage space (to be cleared)
- Additional building/store
- Solar panels to roof
- Prime location adjoining A38/J28, M1



Immediately available

TO LET



Location



Gallery



Contact



Location

Fulwood View is accessed off Brookside Way and is set within a well established industrial/warehouse location.

The building occupies a prime location just minutes from the A38 and Junction 28 of the M1 motorway.

Floor Areas

From measurements taken on site we calculate the Gross Internal Area to be:

695.65m² (7,488ft²)

There is also an outbuilding of circa 2,000ft².

(This information is given for guidance purposes only)

Description

The property comprises a semi detached unit of steel portal frame construction built approximately 1998 to a high specification on a large shared and gated site.

The site also includes a separate outbuilding of circa 2,000ft². This building has no WC facilities and is not separately metred but is ideal for additional simple storage.



Outbuilding to be cleared



Side yard to be cleared



Specification

The specification of the property includes:

- Clear span warehouse space
- 5.7 metre eaves rising to 8 metres at the apex
- Solid concrete slab
- Gas hot air blowers (x2)
- Lighting throughout
- Translucent roof lights
- 3 Phase power
- Electric roller shutter door
- Offices and welfare facilities
- Large shared gated yard
- Additional storage to the side and rear of the property
- Additional outbuilding/store
- Solar panels

Solar Panels

The solar panels are maintained and serviced by the landlord who claims the feed in tariff payment.

The panels generate electricity which can be used at the property. The gas supply for the property now is disconnected.



Rent

The property is available by of a new lease and we are quoting a rent of:

£60,000 per annum
(Sixty thousand pounds)

Business Rates

From enquires of the VOA we understand the following:

Rateable Value from April 2026: £48,250

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

Service Charge & Insurance Premium

There is no service charge to the site as the site is split equally between two tenants with each maintaining the outside areas.

The current buildings insurance is £1,326 per annum plus VAT billed annually.

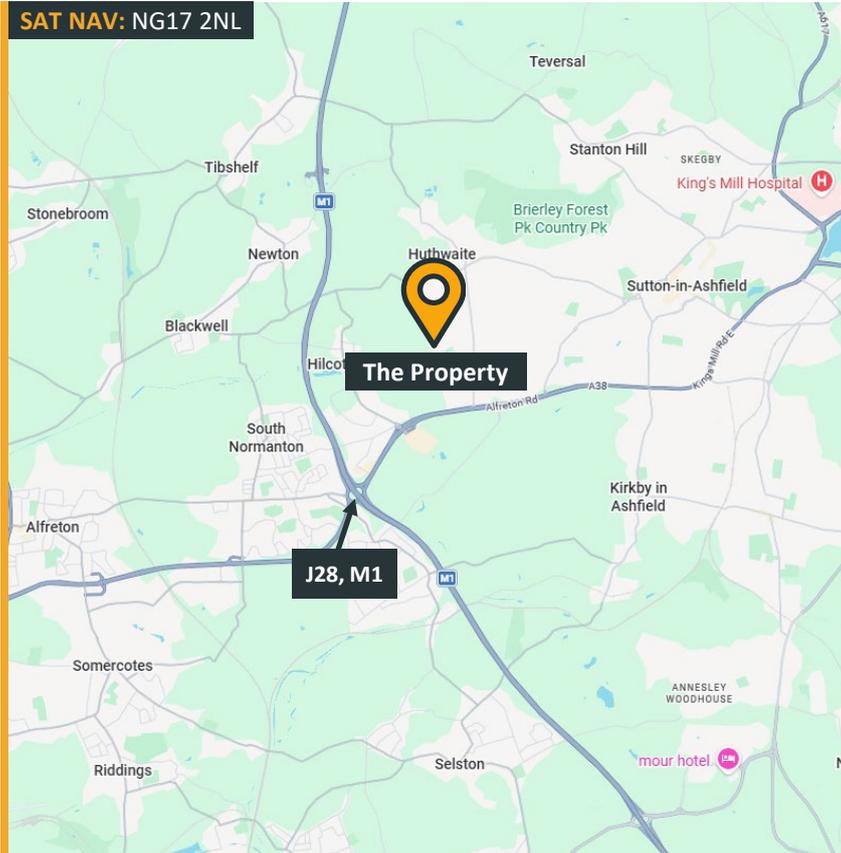


Once the site is cleared this is how it will present (photo of neighbouring occupier)



Once the site is cleared this is how it will present (photos of neighbouring occupier)

SAT NAV: NG17 2NL



VAT

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

EPC

The EPC rating for the property is D-86.

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.