

Showroom/warehouse available in Mansfield town centre with large yard

438m²
(4,715ft²)

- Ground floor showroom and storage
- First floor offices and warehouse
- Two yards to accommodate circa 20 vehicles
- Located circa 8 miles from M1 Motorway
- Two roller shutter doors
- Ideal for a showroom/trade counter use
- Available immediately



**FOR SALE/
TO LET**



Location



Gallery



Video



Contact

Location

The premises occupy an elevated position on Rock Valley/Pelham Street overlooking the heavily trafficked St Peter's Way, the Mansfield Inner Ring Road.

Rock Valley is situated off Toot Hill Lane in the southwest and leads to Bath Lane in the north and provides excellent access to the M1 Motorway (8 miles).

Description

The property is detached and constructed of brick construction under an asbestos roof set over two floors. It has been used in the past as a vehicle repair centre, Speedy Hire Centre and now is occupied by Soak Interiors who design and supply bathrooms. The specification of the property includes:

- Windows and security shutters to front and side elevations
- Roller shutter door to the rear
- Showrooms and stores on ground level
- WC and welfare facilities
- Offices to the first floor and large warehouse/ storage area
- Large outside secure yard/storage area/car park
- Self contained gated and fenced site
- Three phase power





Floor Areas

Floor	m ²	ft ²
Ground Floor	237	2,551
First Floor	201	2,164
Total	438	4,715

(This information is given for guidance purposes only)

VAT

VAT is payable on the rent and other payments due under the lease.

EPC

The EPC rating for the building is C-58.

Business Rates

From enquiries made with the VOA, we understand the following rateable value:

2026: £21,250



Location



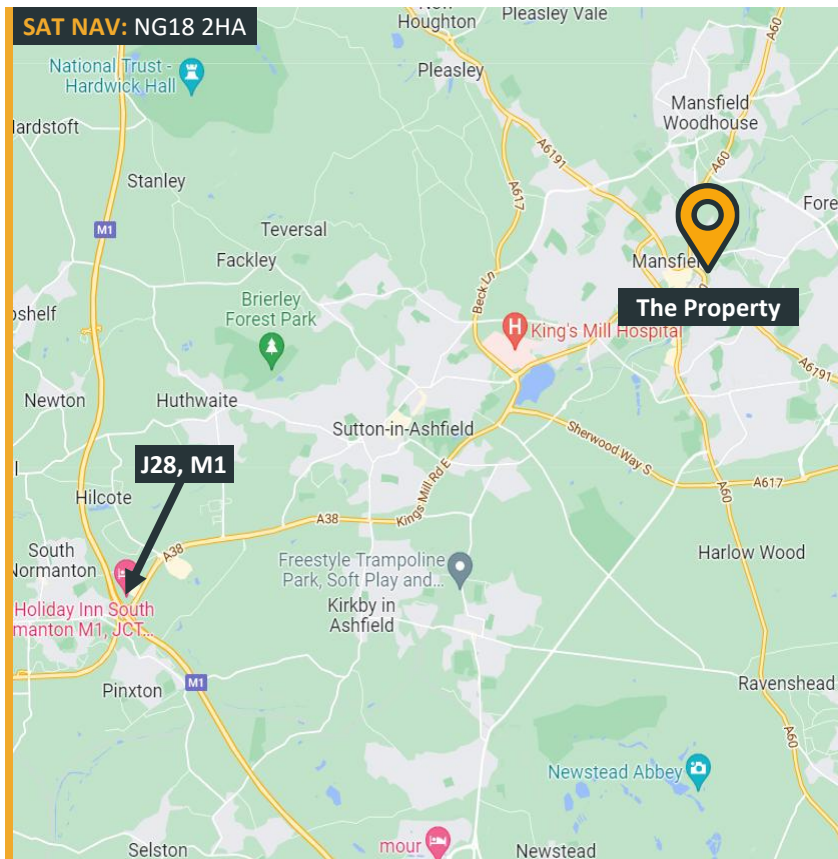
Gallery



Video



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Rent

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

£26,000 per annum
(Twenty-six thousand pounds)

Price

The freehold of the property with vacant possession is available. Offers are invited in the region of:

£300,000
(Three hundred thousand pounds)

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.