

80 Mansfield Street | Sherwood | Nottingham | NG5 4BN

A rare opportunity to purchase a good-quality workshop unit in Nottingham

87m²
(934ft²)

- Rare freehold opportunity
- Dedicated yard / parking area
- Shutter door access
- Fully self contained
- LED Lighting throughout
- Convenient location just off Mansfield Road
- Suitable for a range of workshop/ light industrial uses



FOR SALE



Location



Gallery



Contact





Location



Gallery



Contact

Location

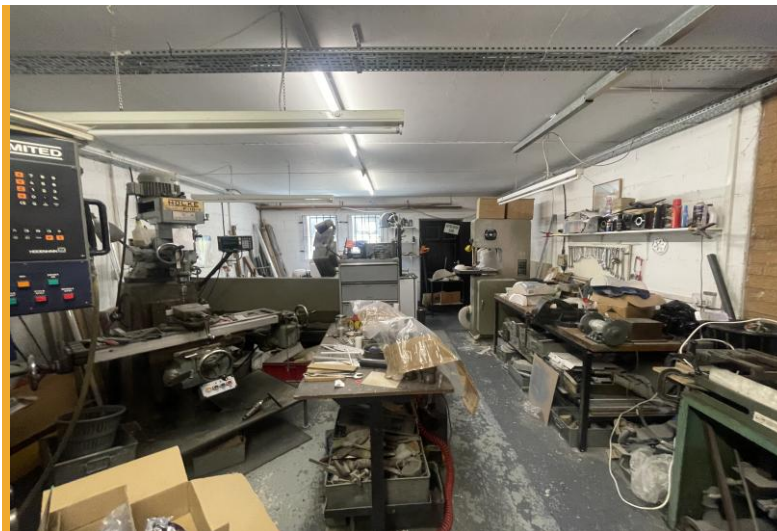
The property is situated on Mansfield Street in Sherwood, a popular and well-connected area approximately two miles north of Nottingham city centre. While not a traditional industrial area, the location benefits from excellent access to Mansfield Road (A60), providing straightforward links into the city and towards Arnold, Daybrook and the wider northern suburbs.

Sherwood is known for its strong mix of local amenities, with shops, cafés, bars, restaurants and everyday services all within easy walking distance. This creates a convenient working environment for staff and visitors, while maintaining practical access for deliveries and small-scale workshop operations.

Description

The premises comprise a compact but functional workshop/light industrial unit of brick construction beneath a sawtooth roof, offering a practical internal layout.

The ground floor provides open workshop space with concrete flooring, LED lighting and partitioning that can be adapted to suit an occupier's needs. A manual roller shutter door offers straightforward loading access, supported by three phase power and double-glazed windows to the front elevation. The unit also benefits from WC facilities and ancillary areas. Externally, the property offers a dedicated yard/parking area, providing valuable operational space for vehicles, loading or external storage.





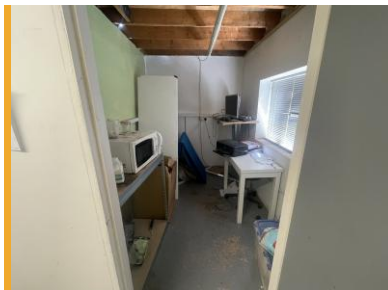
Location



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Floor Areas

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

Accommodation	m ²	ft ²
Ground Floor	87	934
Mezzanine	24	258
Total	111	1,192

(This information is given for guidance purposes only.)

EPC

The property has an EPC rating of E. 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: £6,000

The property falls below the threshold for Small Business Rates Relief. Interested parties are advised to make their own enquiries with Nottingham City Council.

(This information is given for guidance purposes only.)



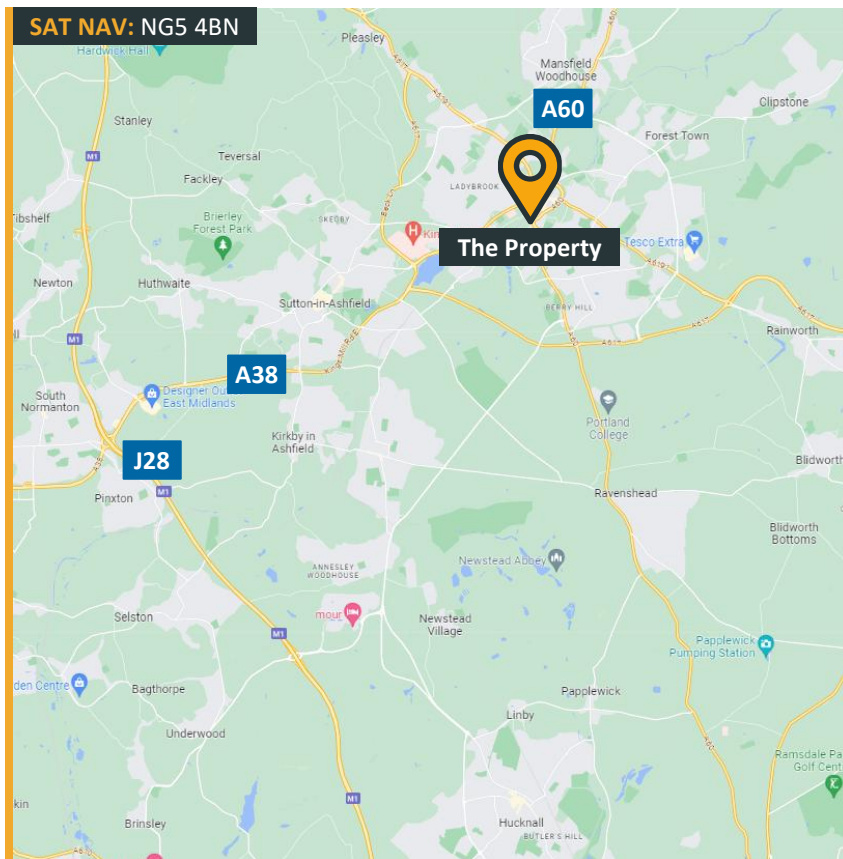
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Price

The freehold interest is available to purchase with vacant possession and we are quoting:

Offers in the region of £165,000
(One Hundred and Sixty-Five thousand)

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:-

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07/07/2026

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.