Unit 8 | Shirebook Small Business Centre | Vernon Court | Mansfield | NG20 8SP

Warehouse/storage unit situated on a popular industrial estate in Shirebrook

48m²
(515ft²)

- Clear span warehouse accommodation
- Securely fenced and gated site
- Generous parking and loading area
- Roller shutter door
- 3-phase electric power
- Available to let on new lease terms
- Quick occupation
- Rent £558 per calendar month

Indicative image

TO LET

Location | Gallery | Contact

FHP
fhp.co.uk

Location

Shirebrook Small Business Centre is a popular industrial estate located in Shirebrook. The estate is accessed via the A617 leading to Junction 29 of the M1 motorway. Mansfield Town Centre is located just 5 miles to the North, and Chesterfield Town Centre is 11 miles to the West.

The Property

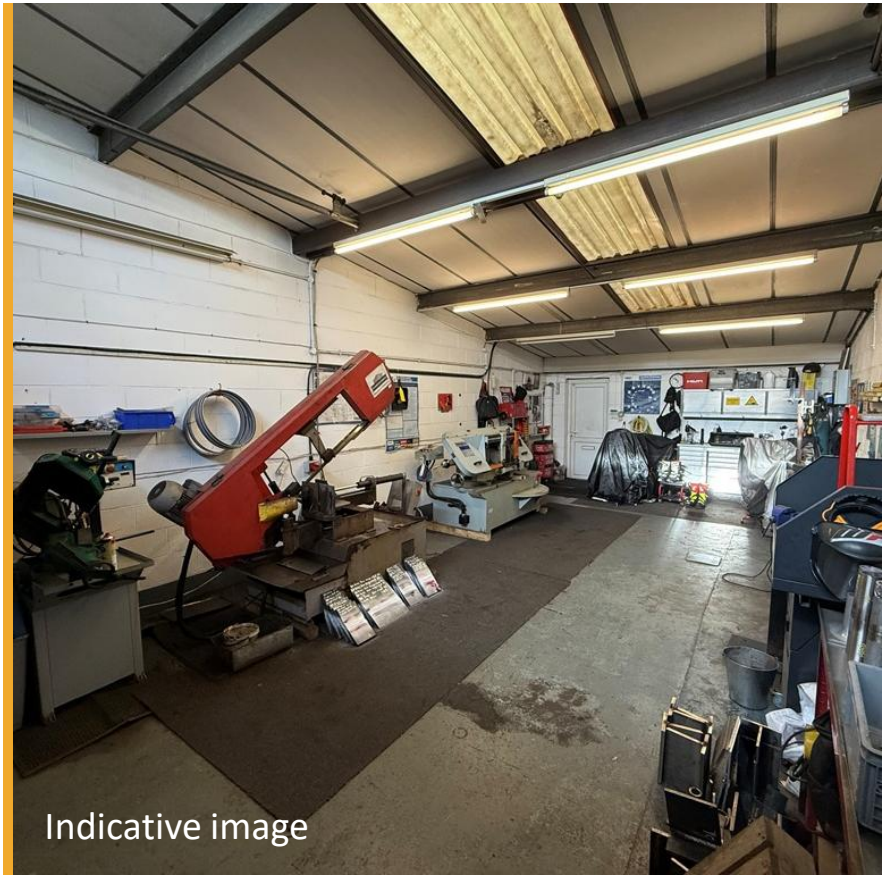
The property comprises a mid-terraced industrial/ warehouse unit with a roller shutter door, 3 phase power and shared W/C facilities.

Externally there is generous parking and a loading area to the front. The property sits within a fenced and gated block which has 24 -hour access.

Accommodation

The property provides the following approximate gross internal floor area:

	M²	FT²
Unit 5	**48**	**515**



Business Rates

We note from the VOA website that the premises hold the following rateable value:-

£3,150

The current UBR is 43.2p, however, all interested parties are advised to make their specific enquiries with the local billing authority.

Small business rate relief may be available, subject to confirmation from the local billing authority.

Service Charge

The current service charge payable is available on request. This includes maintenance and site security.

Legal Costs

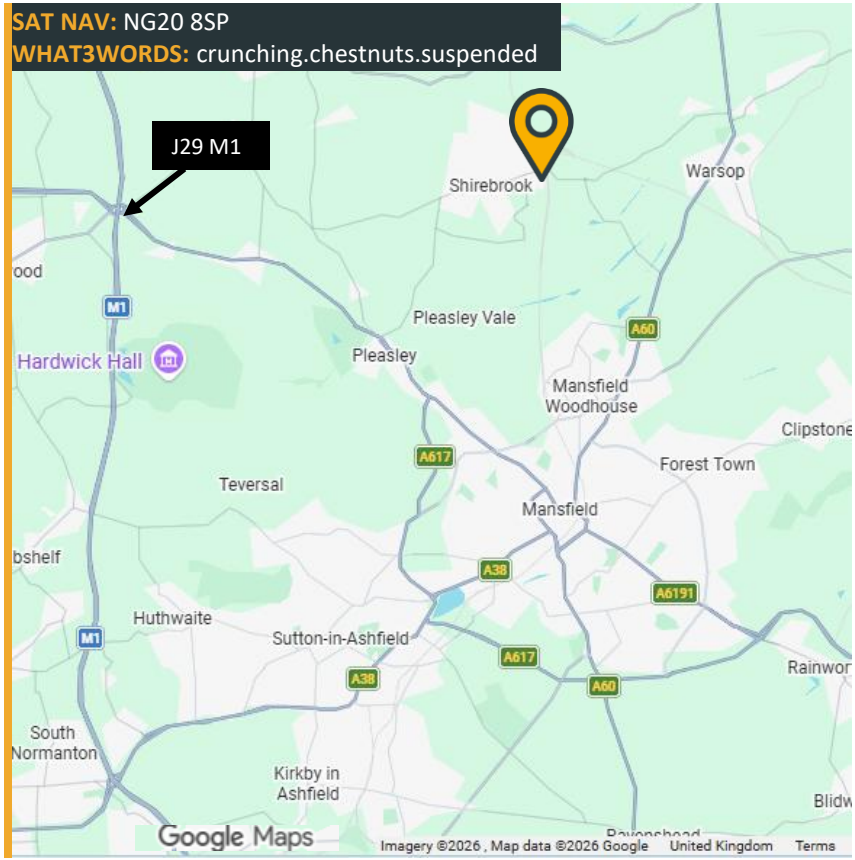
Each party is to be responsible for their own legal fees and all other professional costs incurred in the transaction.

Energy Performance Certificate

The premises has an EPC rating of D94.

Planning

The building is intended for B2 (General Industrial) and B8 (Storage or Distribution) uses. Interested parties should make their own enquiries with Bolsover District Council.



Rent

The property is available to let on new lease terms for a term of 3-5 years at a rent of:-

£558 per calendar month

VAT

We confirm this property is NOT eligible for VAT.

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.