

Good quality industrial/warehouse unit with a large secure and gated shared yard

187m²
(2,012ft²)

- Clear span warehouse accommodation
- Securely fenced and gated site
- Generous parking and loading area
- Electric roller shutter door
- Office and kitchenette
- Option to remove mezzanine if needed
- Available to let on flexible lease terms
- Quick occupation
- Rent £20,120 per annum



TO LET



Location



Gallery



Video



Contact





Location



Gallery



Video



Contact

Location

Vernon Street is a popular industrial estate in Shirebrook which can be 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. Junction 29 of the M1 motorway provides excellent connectivity to Nottingham, Derby and the wider East Midlands.

The Property

The property comprises an end terraced industrial/warehouse unit with one electric roller shutter door and one pedestrian access door. Internally the unit benefits from concrete flooring, roof lights, LED warehouse lighting and a full-sized mezzanine. There are also two W/C facilities, an open kitchenette and a small office space. The property benefits from a full mezzanine currently in situ and can be removed if needed.

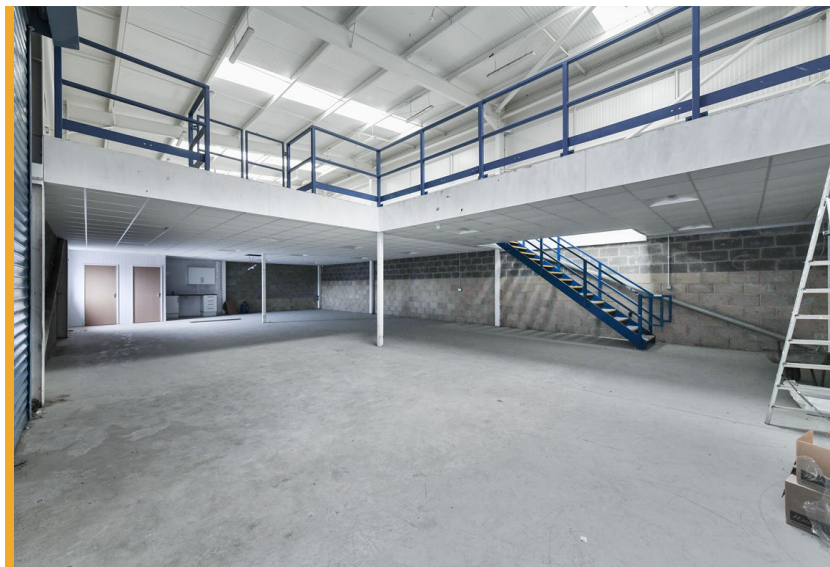
Externally there is generous parking and a large shared loading area which sits within a securely fenced and gated site which has 24 hour access.

Accommodation

The property provides the following approximate gross internal floor area:

Jonscar Court	M ²	FT ²
Unit 5	187	2,012

There is currently a mezzanine installed which comprises an additional 1,610ft² taking the total to 3,622ft². This can be removed if necessary.





Business Rates

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

£13,500

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 general upkeep of the site.

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 C(57).

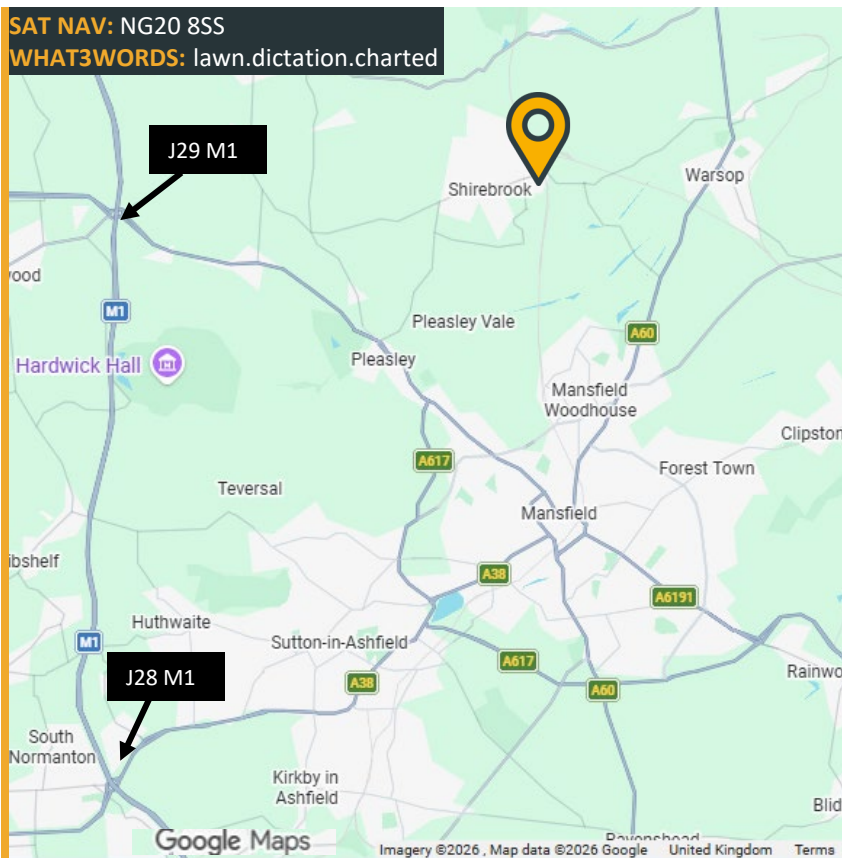
Planning

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.



SAT NAV: NG20 8SS

WHAT3WORDS: lawn.dictation.charted



Rent

The property is available to let on new lease terms with flexible timing at a rent of:-

£20,120 per annum

VAT

We confirm this property is 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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