

High quality warehouse / industrial unit with good quality internal offices at Junction 28 M1 / A38

1,417m²
(15,252ft²)

- Good quality modern warehouse / industrial space
- Securely fenced and gated shared site
- Excellent yard and on-site parking
- Two full height roller shutter doors
- 6 metre eaves
- Fitted offices
- Fabulous location, a couple of minutes from J28 M1 and A38



TO LET



Location



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Video



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Location

Forming part of a small securely fenced and gated estate, the unit sits within moments access of the A38 and within a stone's throw of Junction 28 of the M1 motorway.

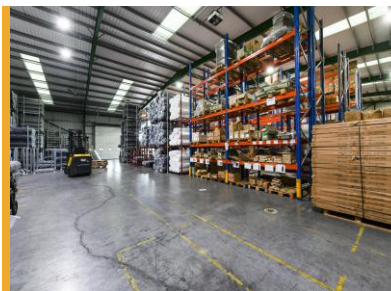
Description

The premises comprise modern semi-detached potential warehouse or manufacturing space to be refurbished by the landlords. Already in good order but to be improved further, features of the specification include:

- 6 metre eaves
- 2 full height roller shutter doors
- Allocated parking
- Lighting to the warehouse
- Fitted offices and amenity space
- Securely fenced and gated shared site
- Large delivery apron/yard

EPC

The property has a rating of **C-53**.





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Floor Areas

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

Floor	M ²	Ft ²
Warehouse	1,361	14,651
Offices	55.84	601
GIA	1,417	15,252

(This information is given for guidance purposes only)

Service Charge

The ingoing tenant will contribute to the service charge for the upkeep and maintenance of common areas of the areas

Business Rates

From investigations on the Valuation Office Agency (VOA) website, we understand the following:

Rateable Value From April 2026: £87,000

(This information is given for guidance purposes only and interested parties are advised to make their own enquiries to Ashfield District Council.)

VAT

VAT will be payable on rent and service charge due.



Location



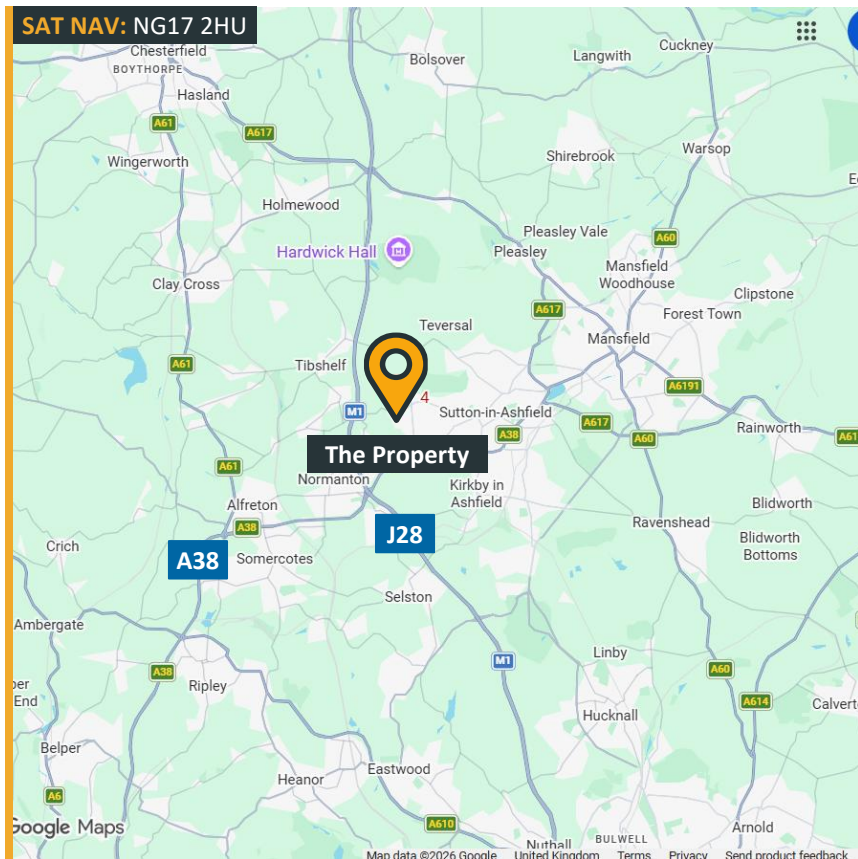
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Rent

The premises are available on a new lease at a quoting rent of:

£122,000 per annum exclusive
(One hundred and twenty-two thousand pounds)

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

Tim Gilbertson

07887 787 893

tim@fhp.co.uk

Corbin Archer

07929 716 330

corbin.archer@fhp.co.uk

Jamie Gilbertson

07747 665 941

jamie.gilbertson@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

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