



Good Quality Warehouse Unit Size 46,623 sq ft (4,331.42 sq m)

- Self-contained site totalling 4.03 Acres (1.63 Hectares)
- Internal Eaves of 7.00m
- Detached two-storey office facility
- Excellent Transport connections to M1 and Mansfield & Ashfield towns

Good Quality Warehouse Unit - To Let / For Sale

Size 46,623 sq ft (4,331.42 sq m)

Location

The property is located on the popular County Industrial Estate in Huthwaite approximately 3 miles (via A38) from junction 28 of the M1 Motorway. This area has long established itself as a much sought after commercial location due to the proximity of the M1 and good labour pool. Key occupiers in the area include Eddie Stobart, Alloga, Fresenius and Doorstop.

Description

The property comprises a self-contained steel portal frame warehouse with dedicated loading yard and parking area, positioned adjacent to a purpose built two-storey detached office building with associated parking and landscaping. The warehouse is a single bay with elevations of brick and blockwork surmounted by profile cladding to eaves. The roof is pitched and of similar profile cladding. Internally the warehouse provides a very clean storage environment with staff welfare block on a lower ground level, with a small mezzanine area.

Key features include:

- Internal eaves height of 7.00m
- 3 dock level loading doors
- 2 level access loading doors
- Racking
- Warehouse lighting and heating
- 30m yard (and side loading area)
- Potential scope for extension (s.t.p.)
- Car charging point

Accommodation (Gross Internal Area)

	SQ.FT.	SQ.M.
Warehouse	38,719	3,597.07
Welfare	871	80.94
Mezzanine	2,481	230.51
Office Ground Floor	2,108	195.83
Office First Floor	2,444	227.07
TOTAL GIA	46,623	4,331.42

Site area 4.03 acres (1.63 Hectares).



Business Rates

The premises are assessed as “warehouse & premises” with a 2017 Rateable Value of £171,000.

EPC Rating

C-58 (4th January 2019)

Terms & Rent/Pricing

The premises are available To Let by way of a new FRI lease upon terms to be agreed. The quoting rent is £225,000 per annum.

Consideration would be given to the sale of the freehold interest (NT257072) with vacant possession. Offers invited in the region of £3,000,000.

VAT

VAT is applicable upon rent and the purchase price.

Further Information

All enquiries through the sole agents.

Sean Bremner

T: 0115 896 6611

M: 07541 505980

E: sean@cpartners.co.uk

July 2019



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.