

ConistonHouse

FOR SALE / TO LET

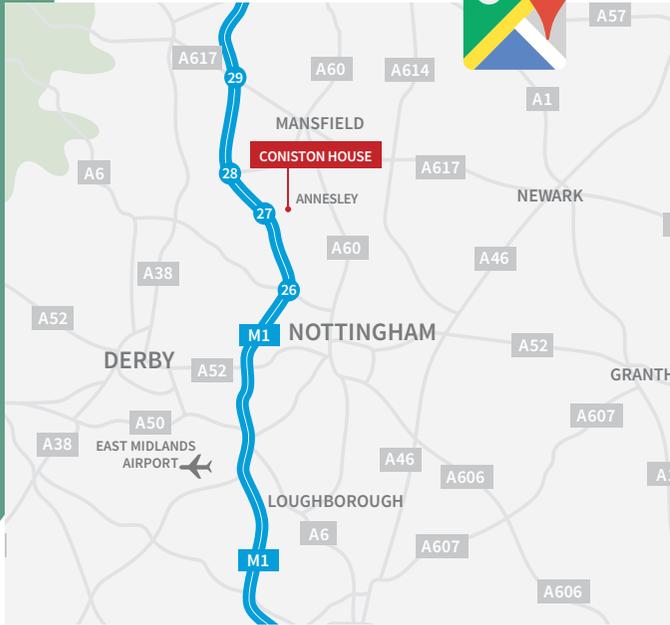
Little Oak Drive | Sherwood Park | Annesley | Nottingham | NG15 0DJ



- Modern detached warehouse and production space totalling 75,660 sq ft
- Just 1 mile to J27 M1
- Rare opportunity to buy or lease
- High bay section provides 12.3m to eaves
- Fitted with racking, heating and lighting

Production/Warehouse Facility on Established Business Park adjacent to J27 M1

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Location

The property is located on Sherwood Park, a popular and well established commercial location just off Junction 27 of the M1 motorway. Sherwood Park also provides fast convenient access to the A611 linking to the popular suburbs of Nottingham to the south and Mansfield to the north. Nottingham is just 10 miles away, with Mansfield approximately 7 miles from the subject property.

The property is prominently positioned at the corner of Little Oak Drive and Osier Drive. Other occupiers on the estate include Eddie Stobart, L'Oréal, Eon, RM plc and Rolls-Royce.

Description

The building provides flexible working space which may be adapted/tailored to suit a specific need. At the front of the unit lies two storey accommodation providing a mix of storage and offices.

To the rear is a fully racked high bay warehouse with solid mezzanine to part complete with a conveyor system enabling goods from the front to be transferred to the rear. The high bay warehouse has an eaves height of 12.3m and benefits from 3 dock level loading doors and 1 ground level loading door.

Floor loading capacity for the ground floor warehouse (high bay section) and ground floor storage (front section) is 50 kN/m². Externally the property has two large yards, one used for parking whilst to the rear lies a secure service yard.

Accommodation

	Sq M	Sq Ft
Front section (accessed off Little Oak Drive)		
Ground floor storage	2,191.7	23,592
First floor storage	1,021.3	10,994
First floor offices	1,166.6	12,558
Rear Section (accessed off Osier Drive)		
High bay warehouse	1,878.3	20,219
Mezzanine (within high bay warehouse)	559.2	6,019
Lower ground floor storage	211.6	2,278
Total	7,028.8	75,660

Measurements are quoted on a Gross Internal Area basis.

Planning

We understand that the property benefits from B1, B2 and B8 planning use under the Town & Country Planning (Use Classes) Order 1987, as amended. All interested parties are advised to liaise with the local authority to determine that the proposed use is compatible with the granted permission.

Tenure

The property is available leasehold with terms to be negotiated between parties, alternatively the Landlord may give consideration to disposing the long leasehold interest. The long lease is held on a 999 year term from 25th December 1995 at a peppercorn rent.

Business Rates

Tenant responsible for Business Rates. The 2017 list Rateable Value is £265,000.

Price/Rent

Quoting terms are available from the joint marketing agents.

Service Charge

A service charge is payable for the upkeep of the common areas of the wider estate. Further information available from the retained agents.

VAT

VAT will be applicable.

Legal Costs

Each party to cover their own legal costs incurred in the transaction.

EPC

The premises have an EPC rating of C(51).

Viewings

Viewings are via appointment with the joint agents:



Stuart Waite
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Sean Bremner
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Scott Osborne
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