

Unit 1B Hamilton Road
Titan 28 Business Park
Sutton in Ashfield,
Nottinghamshire
NG17 5LD



Modern Warehouse Facility 15,836 sq ft (1,471 sq m) plus Mezzanine

- Modern unit with excellent access to A38 and J28 M1.
- 7.3m to eaves
- Heating and lighting to warehouse
- Set upon large site with ample yard provision.
- Existing racking system could be made available to interested parties.

Modern Warehouse Facility

15,836 sq ft (1,471 sq m)

Location

Sutton in Ashfield is located in Nottinghamshire, approximately 4 miles to the east of the M1 motorway, 4 miles south west of Mansfield and 12 miles north of Nottingham.

The property lies approximately 2 miles from Sutton in Ashfield Town Centre at Titan Business Park, on Hamilton Road approximately 3.5 miles east of Junction 28 of the M1. The property has excellent road access via the A38, with the nearby Sutton Parkway train station providing regular services to Nottingham and further to London and the rest of the country.

Description

The property is formed of a steel portal frame construction. The walls are clad in a combination of blockwork and profile metal cladding. The roof is pitched in design with profile metal sheeting and roof lights installed throughout the roof pitches.

The unit has been divided to form two industrial demises.

The area offered for sub-letting comprises the following

- Fully sub-divided (internally) from main warehouse with partitioned wall.
- Single ground level electrically operated roller shutter door
- Secure yard (fenced and gated) shared with head tenant
- Heating and lighting
- 7.3m to underside of haunch
- Pallet racking can be made available (currently provides for 1,232 pallet positions but could be reconfigured)

Services

Mains water, electricity, gas and drainage. Interested parties should ensure capacity is sufficient for their use.

Planning

B1, B2, B8 uses under the Town & Country Planning Act

EPC Rating

The unit has an EPC rating of C60. A full copy is available on request.

Accommodation

	Sq ft	Sq m
Warehouse/Production area	14,542	1,351
GF Mess Room	378	35
FF Office	378	35
FF Office/meeting rooms (mezzanine level)	538	50
GIA	15,836	1,471
Mezz Storage 1 st Floor	1,463	136
Mezz Storage 2 nd Floor	1,463	136
GIA inc Mezz	18,762	1,743

*The mezzanine may be removed as part of the current tenant's exit from the property. This space could potentially be made available to an incoming tenant if required.

Terms

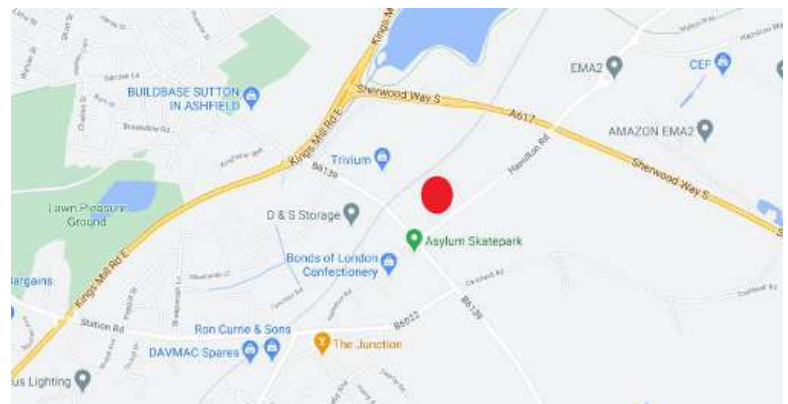
The unit is available by way of a sub-lease on terms to be agreed with a quoting rent of £89,950 per annum exclusive.

Business Rates

Occupiers will be liable to pay business rates, current RV £59,000, please check payable figure with Local Authority.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.



Further information/Viewing

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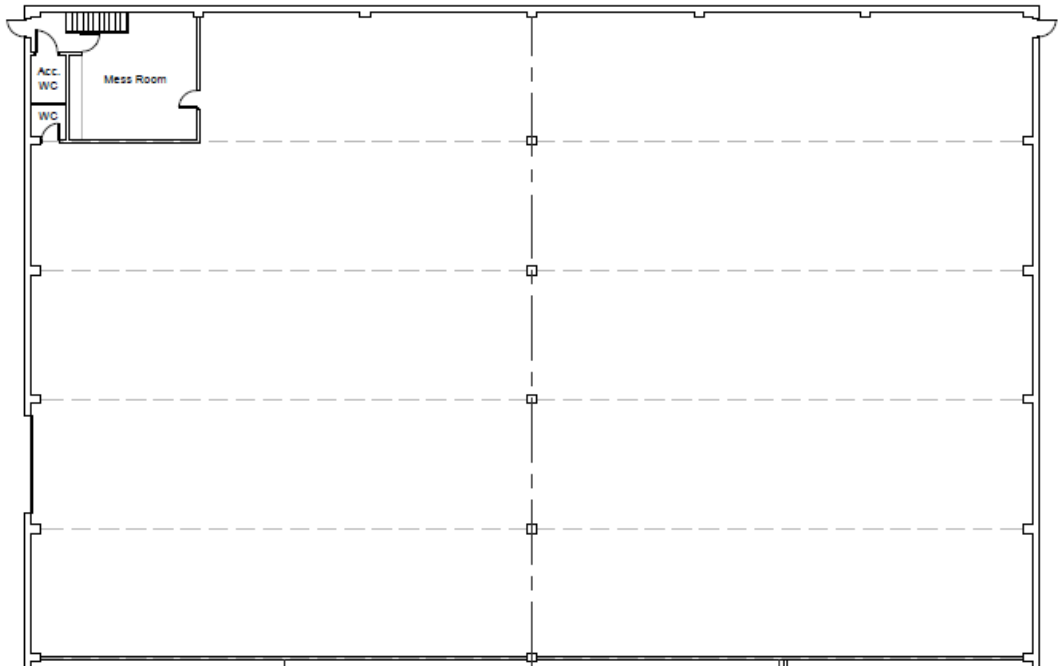
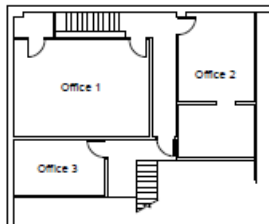
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Site Plan



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