



Crown Farm Way, Mansfield, Notts. NG19 0FT



Refurbished Industrial/Warehouse Facility

Established edge of town location

Size 106,413 sq ft (9,882 sq m)

- 8.10m clear working height
- 5 dock level loading doors & 2 level access loading doors
- 1.3 MVA power supply
- Heating, Lighting & Sprinkler System
- **TO LET**

Refurbished Industrial/Warehouse Facility - To Let

Size 106,413 sq ft (9,882 sq m)

Location

Mansfield is a key town in the County of Nottinghamshire with a district population of approximately 100,000 residents. Crown Farm Industrial Estate is located on the Eastern fringe of Mansfield Town Centre and some 9 miles to J28 of the M1. Nottingham is 15 miles South and Sheffield 22 miles to the North-West, key neighbouring towns include Worksop, Newark and Chesterfield.

Crown Farm Way was developed from the late 1990's providing accommodation to a number of key occupiers within the region including Toray Textiles, Crown Packaging, Plastek Limited and SPS Aerostructures.

The close proximity to the town centre provides excellent public transport connections and exposure to a large labour pool. (demographic information available upon request)

Description

The property, built in 2001, comprises a steel portal frame building with brick and blockwork elevations surmounted and over-clad with a steel profile cladding system. Accommodation is provided across two bays, over which the roof is pitched and also of steel profile cladding incorporating translucent panels to some 15% cover. Mezzanine storage is provided within the warehouse above some of the ancillary accommodation.

Key features of the warehouse include:

- 8.10m clear working height
- 5 dock level loading doors
- 2 level access loading doors
- Power floated concrete floor slab
- Heating & LED warehouse lighting
- Sprinkler installation
- 1.3MVA power supply

The property benefits from a refurbished open plan office provision across 2 main suites at first floor accessed by way of a stairwell and passenger lift. Ancillary accommodation includes a canteen, locker rooms, WCs and storage.

Externally the site boundary is fully fenced and gated, features a large concrete loading apron to the loading doors, a covered canopy with compressor room, substantial resurfaced parking areas with attractive landscaping.

Accommodation

The unit comprises the following accommodation:

Accommodation	Sq.m.	Sq.ft.
GF Industrial/Warehouse Area	7,463	80,335
GF Workshops	351	3,773
GF Ancillary (Canteen, Lockers, WCs)	608	6,547
FF Office	400	4,305
Mezzanine Storage	732	7,879
External Store	332	3,574
TOTAL	9,882	106,413

The property benefits from a gross site area of approximately 7.31 acres (2.96 hectares) to reflect a site density of 29%.

EPC Rating

The property has an EPC Rating of B – 35.

Business Rates

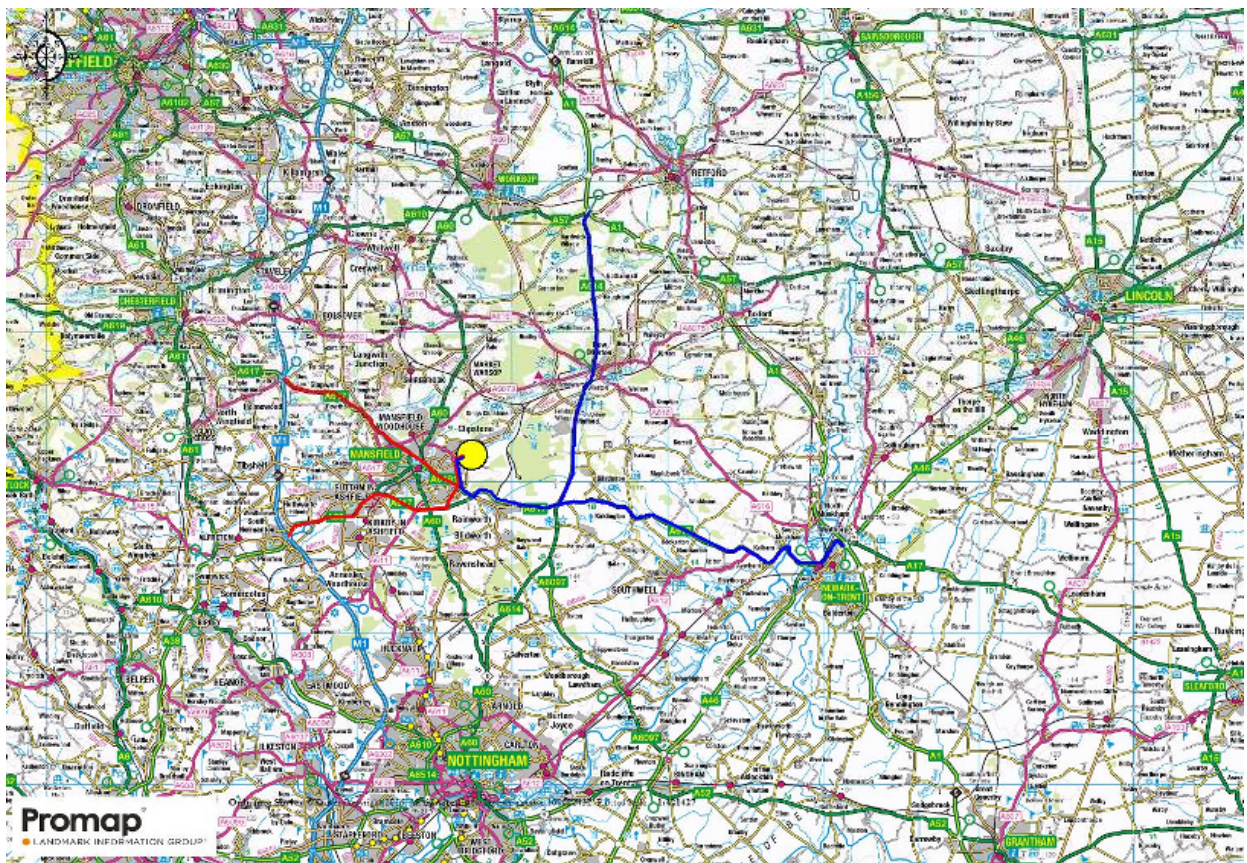
The property is assessed as "Factory & Premises" with a 2017 Rateable Value of £330,000.

Terms

The premises are available To Let by way of a new FRI lease on terms to be agreed at a quoting rent of £500,000 p.a.x.

VAT is applicable at the prevailing rate.

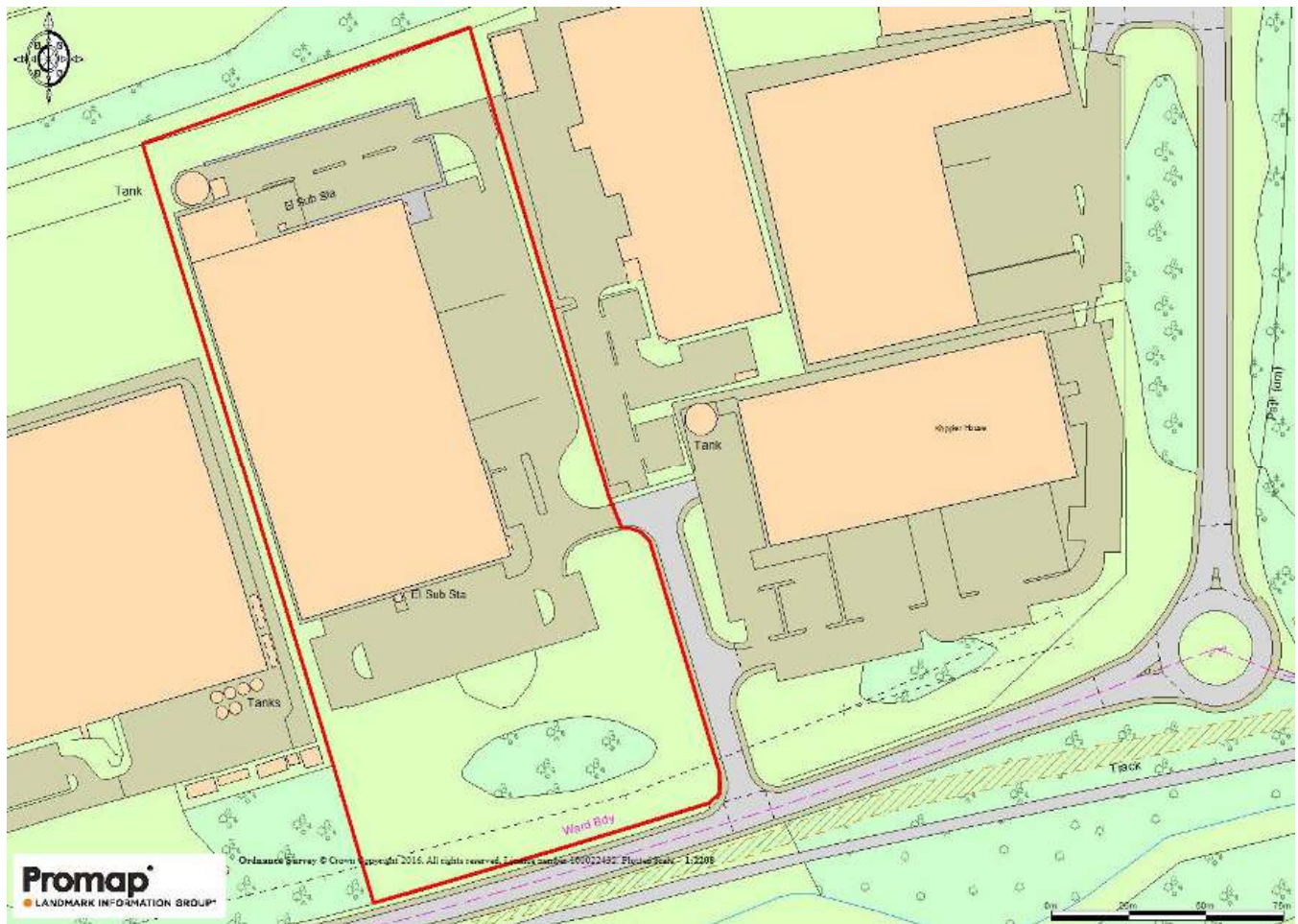
The client supports The Code for Leasing Business Premises in England and Wales 2007 produced by The Joint Working Group on Commercial Leases.



Road Map with routes to **M1** and **A1**



**CROWN FARM AERIAL
PHOTOGRAPH**



Further Information

All enquiries through the joint sole agents.

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