



## GRADE A Modern Warehouse Facility at J28 M1 Size 99,029 sq ft (9,200 sq m)

- 1.5 miles to J28 M1 via A38
- Internal Eaves Height of 11.30m
- Dock and Level Access Loading
- Yard Depth of 53m to 65m
- **Available Q2 2021**

# GRADE A Modern Warehouse Facility – To Let

## Size 99,029 sq ft (9,200 sq m)

### Location

Calladine Park is accessed directly from the A38, some 1.5 miles east of J28 of the M1 Motorway on the edge of Sutton in Ashfield. This position provides ease of access to the national road network and good connections to Birmingham, Derby, Nottingham, Sheffield and Leeds. The districts of Bolsover, Ashfield and Mansfield all provide exposure to labour resource.

### Description

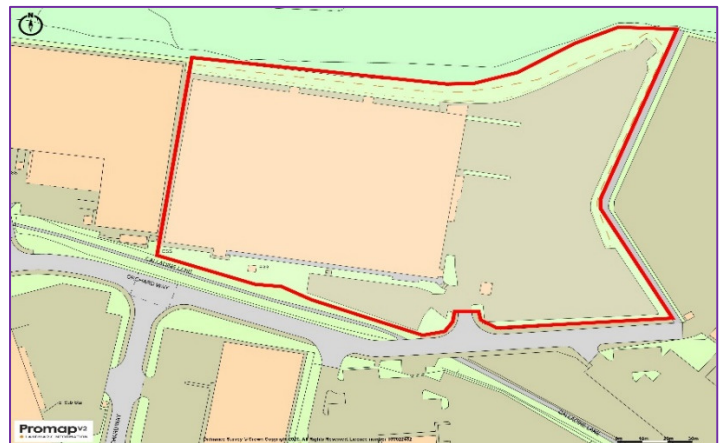
The property comprises a modern detached steel portal frame warehouse facility built 1997-98, providing accommodation across three bays. Key features include the following:

- Eaves height of 11.30m (frame haunch 10.60m)
- 4 dock level loading doors
- 2 level access loading doors
- Gatehouse and fenced boundary
- 53m – 65m yard depth
- 120 car parking spaces
- Offices with welfare and ancillary accommodation

### Accommodation

The building will provide the following approximate GIA:

	Sq M	Sq Ft
Warehouse	8,012	86,247
Ground – reception, ancillary, WC's, office	378	4,068
First – office & WC's	405	4,357
Second – office & WC's	405	4,357
<b>Total</b>	<b>9,200</b>	<b>99,029</b>



### Terms

The premises are available To Let by way of a new Full Repairing and Insuring lease upon terms to be agreed.

### Rent

Annual rent of £520,000 per annum exclusive

### EPC Rating

A new EPC will be carried out upon completion of the alteration works to the offices and welfare element.

### Rateable Value

Due to the alterations a new RV will be required.

### Further Information

For further information please contact:

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### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

June 2021



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