



Good quality warehouse with generous yard Size 93,434 sq ft (8,680.24 sq m)

- Located less than 1 mile to the A1
- Clear Working Height of 9.5m (11.5m to apex)
- Level access and dock level loading provision (15 doors in total)
- Partially racked

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Size 93,434 sq ft (8,680.24 sq m)

Location

The Walker's Industrial Estate is located less than 1 mile West of the A1 and town of Tuxford in North Nottinghamshire, accessed via Ollerton Road (A6075). The key regional towns of Mansfield, Newark and Worksop as well as Lincoln City are all within 16 miles drive. The immediate proximity to the A1 enables good connectivity to the wider road infrastructure and key locations including those listed below:

Doncaster Sheffield Airport	23 miles	34 minutes
Doncaster	26 miles	38 minutes
Sheffield	32 miles	49 minutes
Immingham Port	54 miles	1hr 16 minutes

Description

The property comprises a good quality detached warehouse building of steel portal frame construction with accommodation provided over four main bays, with a lower dispatch area. The elevations are of brick and blockwork construction, surmounted by a profile cladding system to eaves. The roof to each bay is pitched incorporating 10% translucent panels. Features include:

- 9.54m clear working height (11.53m to apex)
- 10 dock level access loading doors
- 5 ground level access loading doors
- Partially racked
- Yard depth of 49m
- 40 marked parking spaces (scope for more)
- Warehouse lighting
- Two-storey office/amenity block

Accommodation

In its current layout the property provides the following GIA:

Description	SQ M	SQ FT
Main Warehouse Bays	7,216.01	77,673
Despatch Area	1,070.45	11,522
Two Storey office / ancillary	393.78	4,239
Total	8,680.24	93,434
Canopy	1,020.90	10,989
Mezzanine	49.85	537

Rateable Value

Assessed as "Warehouse & Premises" with a 2017 Rateable Value of £238,000.



EPC Rating

A new EPC is required and will be provided.

Terms

Premises are available by way of a new lease upon terms to be agreed off a quoting rent of £3.95 per sq.ft.

Further Information

For further information please contact agents:

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Date of Particulars

July 2021



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