



Modern Warehouse/Industrial Unit with Offices Size 12,900 sq. ft. (1,198 sq. m)

- Excellent location close to J28 M1, accessed via the A38
- End terrace unit on an established industrial estate
- 7m eaves
- Two ground level electrically operated loading doors
- Good quality two storey office accommodation plus welfare

Modern Warehouse/Industrial Unit with Offices - To Let

Size 12,900 sq. ft. (1,198 sq. m)

Location

The property is located on Nunn Brook Road on the popular County Estate within Huthwaite, an established industrial and logistics estate with easy access to the A38 and just 2 miles to Junction 28 of the M1. The property is situated 4 miles from Mansfield City Centre and 13 miles from Nottingham City Centre.

The wider area provides a multitude of commercial and industrial estates positioned on both the Eastern and Western sides of the M1. Key occupiers who have committed to this location include Alloga UK, Eurocell, Fresenius Healthcare, Co-op and Slimming World amongst others.

Description

The property is a modern warehouse of steel portal frame construction with a steel profile clad roof incorporating translucent roof lights.

The property benefits from a service yard and car parking area to the front, along with good quality integral two story office accommodation. The specification of the property includes:

- 7 metre eaves height
- Three-phase power
- Two ground level loading roller shutter doors
- Warehouse lighting

Office:

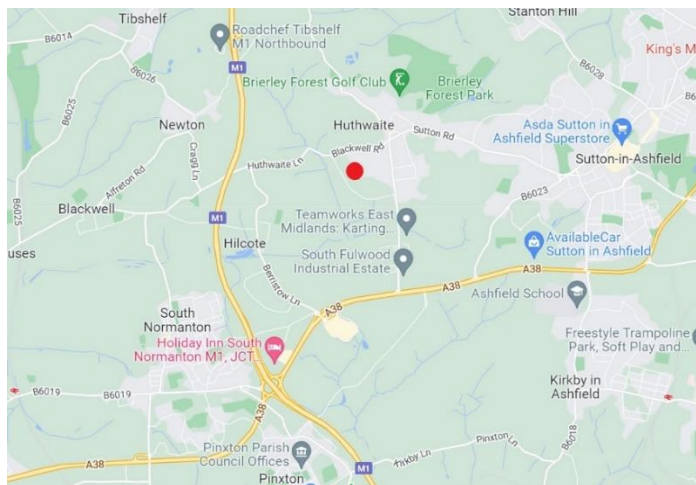
- Air conditioning
- Perimeter trunking and raised floor boxes
- WC's, kitchenette and breakout area

Accommodation

USE	SQ FT	SQ M
Warehouse	8,094	752
Ground Floor Office	2,592	240
First Floor Office	2,214	206
TOTAL	12,900	1,198

Business Rates

Tenant responsible for paying rates. Current RV £59,000



Planning

We understand the premises are suitable for light industrial, general industrial or storage and distribution purposes. Interested parties should satisfy themselves that the relevant permission for their proposed use

EPC Rating

A copy of the EPC is available on request.

Terms

The premises are available to let by way of a new FRI lease on terms to be agreed, the quoting rent is £80,000 per annum exclusive of VAT

Legal Costs

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

Further Information

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