

HALLAM WAY

OLD MILL LANE INDUSTRIAL ESTATE

TO
LET

MANSFIELD WOODHOUSE, NOTTINGHAMSHIRE NG19 9BG



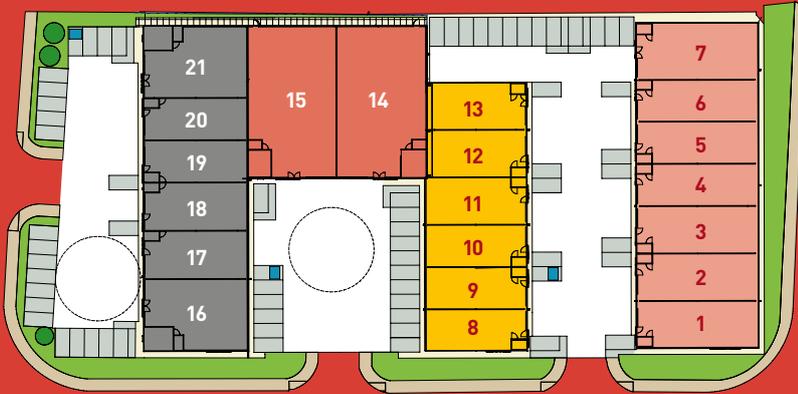
Units from
1,100 to 8,000 sq ft

- New trade, industrial and warehouse development
- Popular, established industrial estate close to the A60
- Easy access into Mansfield town centre
- High quality specification

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NOTTINGHAMSHIRE
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Unit	Gross Internal Areas		Unit	Gross Internal Areas	
	m ²	ft ²		m ²	ft ²
1	LET		11	125	1,341
2	LET		12	LET	
3	LET		13	LET	
4	134	1,447	14	LET	
5	135	1,452	15	LET	
6	LET		16	LET	
7	LET		17	LET	
8	LET		18	LET	
9	LET		19	LET	
10	LET		20	LET	
			21	LET	

Location

The development is prominently located on the established Old Mill Lane Industrial Estate, accessed from Hallam Way, being close to the junction of Leeming Lane South and Old Mill Lane, the A60 Nottingham / Mansfield / Worksop road.

The development is located north of Mansfield with Nottingham being approximately 16 miles south, Worksop 14 miles north and Newark 20 miles east. The development provides good access to both the M1 and A1 motorways, being 8 miles and 21 miles distance respectively. Occupiers in the immediate vicinity include Exercise 4 Less, United Carpets, Royal Mail, JTF Wholesale and FCC wholesale.

Accommodation

The units provide high quality light industrial/warehousing accommodation with unit sizes ranging from 1,100 – 8,000 sq ft. The units have been built to a high specification, including the following:

- 3 phase electricity
- 4.5m to eaves
- Lighting
- Set within a well landscaped and secure estate
- Roller shutter doors
- Remotely monitored CCTV using analytical technology

Rent

Please contact the sole agents for further information.

Planning The units have detailed planning consent for B1 (light industry) and B8 (storage) uses with ancillary trade counter.

Tenure The units are available by way of a new lease on a full repairing and insuring basis, terms to be agreed.

Rating Interested parties should check rates payable with Mansfield District Council.

Service Charge There is a service charge levied to cover repairs and ongoing maintenance to common/shared areas on the estate.

Legal Costs Each party to be responsible for their own legal costs involved in his transaction.



Viewing

Strictly by appointment with the sole agents.



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