



\*\*\*On Site Now! Available January 2023\*\*\*

## New Build Warehouse/Industrial Unit

### Size 6,000 sq. ft. (558 sq. m)

- Excellent location close to J29 M1
- Detached, self-contained unit on an established industrial estate
- 6m eaves
- Two ground level electrically operated loading doors

# New Build Warehouse/Industrial Unit - To Let

## Size 6,000 sq. ft. (558 sq. m)

### Location

The property is situated on Millennium Business Park, an established industrial estate to the north west of Mansfield town centre accessed off the A617 Chesterfield Road North.

The property is located on Concorde Way which is the main road through the estate. Access to Mansfield town centre is approximately 1.5 miles away and continuing along the A617 leads to Junction 29 of the M1 motorway, approximately 5 miles away.

### Description

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

The specification of the property includes:

- Secure, self-contained concrete service yard
- 6m to underside of haunch
- Fenced and gated site
- Mains utilities including water, gas, electricity, and drainage.
- BT ducts for broadband provision.
- 2 ground level electrically operated loading doors
- WC's and Kitchenette.
- 14 car parking spaces (2 disabled) & 6 cycle spaces

### Accommodation

The building is currently under construction and has a target GIA of 6,000 sq ft including ancillary welfare provision.

### EPC Rating

An EPC will be provided prior to completion of the lease. Target EPC rating of A

### Business Rates

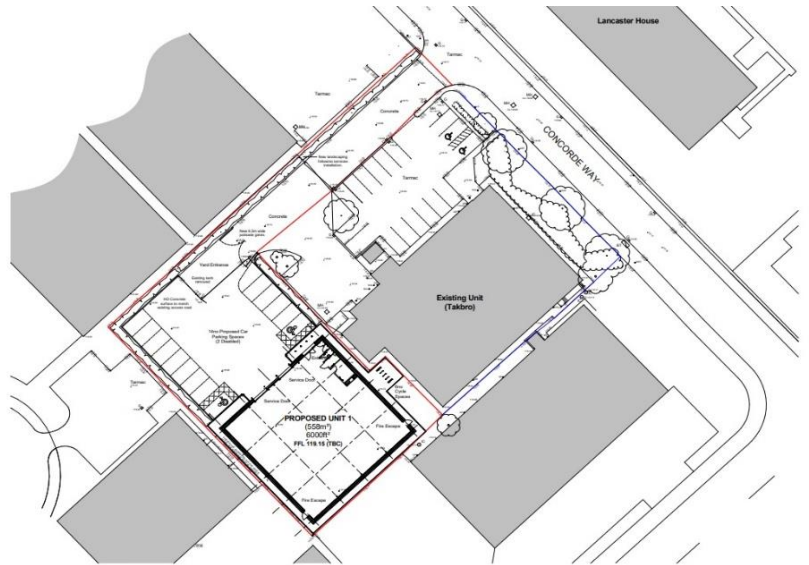
To be assessed upon completion of the build.

### Service Charge

A service charge may be levied to cover the upkeep of common areas. Please contact the agents for further details

### VAT

VAT will be charged at the prevailing rate.



\*A full suite of plans and developers specification can be provided to interested parties

### 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

### Terms

The premises are available to let by way of a new FRI lease on terms to be agreed, the quoting rent is £49,500 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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