

To Let
Unit 4 Orchard Court,
Nunn Brook Road
Huthwaite, Nottinghamshire
NG17 2HU



Modern Warehouse/Industrial Unit Size 9,366 sq. ft. (870 sq. m)

- Excellent location close to J28 M1, accessed via the A38
- End terrace unit on established industrial estate
- 7m eaves
- two ground level electrically operated loading door

Modern Warehouse/Industrial Unit - To Let

Size 9,366 sq. ft. (870 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 at junction 28. 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 leading into a pitched steel profile cladded roof system with 10% natural lighting panels.

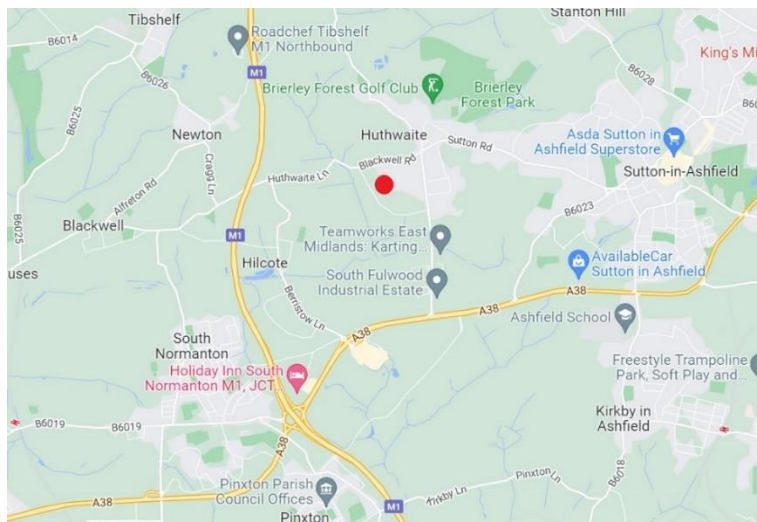
The property benefits from a service yard and car parking area.

The specification following a proposed refurbishment will include the following:

- 7 metre eaves height
- Three-phase power
- Two level loading roller shutter doors
- Warehouse LED lighting
- Glazed entrance reception way
- WC facilities
- Kitchen and breakout area
- Excellent external yard space and parking
- On a securely fenced and gated estate

Accommodation

USE	SQ FT	SQ M
Warehouse	8,019	745
Ground Floor Office	628	58
First Floor Office	719	67
TOTAL	9,366	870



Business Rates

Tenant responsible for paying rates. The 2017 list RV is £44,250

VAT

All figures quoted are subject to VAT at the prevailing rate

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 £63,250 per annum exclusive.

Legal Costs

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

Further Information

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