

HALLAM WAY

OLD MILL LANE INDUSTRIAL ESTATE

TO LET /
MAY SELL

MANSFIELD WOODHOUSE, NOTTINGHAMSHIRE NG19 9BG



Units available from
1,100 to 8,000 sq ft

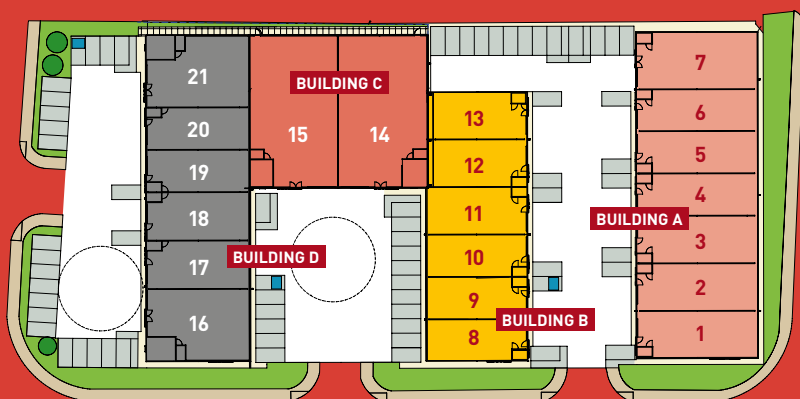
- Speculatively constructed brand new trade, industrial and warehouse development
- Easy access into Mansfield
- High quality specification
- Established industrial estate providing 24/7 security



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Unit	Gross Internal Areas		Unit	Gross Internal Areas	
	m ²	ft ²		m ²	ft ²
1	LET		11	LET	
2	152	1,636	12	125	1,351
3	LET		13	LET	
4	135	1,453	14	365	3,931
5	135	1,453	15	LET	
6	133	1,431	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 B&Q, 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
- Roller shutter door
- Lighting
- Set within a well landscaped and secure estate
- Remotely monitored CCTV using analytical technology

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. Freehold sales will also be considered.

Rent Please contact the joint sole agents for further information.

Rating The development will be subject to a new rating assessment. An estimate can be obtained from the joint sole agents.

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

Viewing Strictly by appointment with the joint agents.



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**Strawsons
Property**

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