



## Good quality light industrial/warehouse unit Size 38,578 sq ft (3,584 sq m)

- Self-containment upon a 1.66 acre site
- 6m internal eaves height
- Separate yard and parking areas
- Good incoming power provision of circa 700kVA



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## Size 38,578 sq ft (3,584 sq m)

### Location

Brierley Park Close is positioned a short drive from the A38 providing excellent access to Mansfield (4 miles) and J28 of the M1 (6 miles). Positioned in the Ashfield Borough the location offers great exposure to the towns of Sutton-in-Ashfield and Kirkby-in-Ashfield to benefit from the labour resource and public transport connections.

### Description

The detached unit, now extended, offers a good specification as follows:

- 6m internal eaves height
- LED lighting and warehouse heating
- Level access loading with canopy
- Dedicated loading yard
- Separate parking area
- Single storey office/canteen/welfare facilities

### Accommodation

Measured to provide Gross Internal Area:

Description	SQ M	SQ FT
Workshop/Warehouse	3,387	36,462
Office/Ancillary	197	2,116
<b>Total</b>	<b>3,584 sq m</b>	<b>38,578 sq ft</b>

### Business Rates

The property is described as “workshop and premises” with a 2017 Rateable Value of £104,000. (2023 - £140,000).

### EPC

The property has an EPC rating of C-53 expiring 23<sup>rd</sup> January 2032

### Terms

The premises are available to let by way of a new FRI lease on terms to be agreed. Rent on application. Sale of the freehold will be considered.



### Further Information

For further information please contact CPP

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