

To Let
Unit 113 – 114, Block 17
Hallam Way
Old Mill Lane Industrial Estate
Mansfield Woodhouse
NG19 9BG



Industrial/Warehouse Unit 3,551 sq. ft

- Established industrial/trading estate
- End terrace position
- High quality office content in situ
- Two ground level loading doors
- Available 1st April 2023

Industrial/Warehouse Unit – To Let

3,551 sq. ft

Location

The unit located on the established Old Mill Lane Industrial Estate, being close to the junction of Leeming Lane South and Old Mill Lane, the A60 Nottingham/Mansfield/Worksop Road.

Old Mill Lane IE is north of Mansfield with Nottingham being approx. 16 miles South. The development provides good access to both the M1 and A1 motorways.

Description

The building is of steel portal frame construction with two storey office accommodation and ancillary welfare.

	Sq ft	Sq m
Warehouse	2,189	203
Covered store within warehouse	301	28
GF Office	546	51
FF Office	515	48
Total	3,551	330

+ mezz above warehouse store of approximately 28 sq m.

The property benefit from the following:

- Shared concrete service yard
- 4.5m to underside of haunch
- Mains utilities including water, electricity, and drainage.
- BT ducts for broadband provision.
- 2 ground loading doors
- WC's and Kitchenette.
- Offices at ground and first floor level.

Services

Mains water, electricity and drainage. Interested parties should ensure capacity is sufficient for their use.

Rent

The building is available TO LET at £21,500 per annum exclusive.

Tenure

Leasehold

Service Charge

A Maintenance Rent is payable in respect of the upkeep of common areas of the estate and external repairs.

Current additional charges as follows:

- £1,000 + VAT Service Charge
- £400 + VAT Security Charge
- The current year Insurance is £708.26 from July'22 to Jun'23



Business Rates

Occupiers will be liable to pay business rates.

Please check with Local Authority before entering into contract.

Planning

The property has previously been used for light industrial and storage and distribution purposes. Interested parties must rely on their own enquiries of the planning department at Mansfield DC

EPC Rating

An EPC has been commissioned and can be provided to interested parties

Legal Costs

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

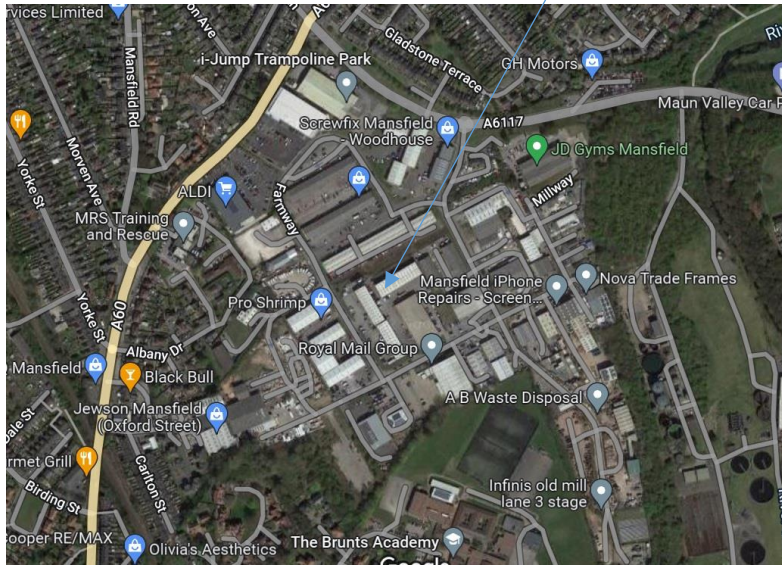
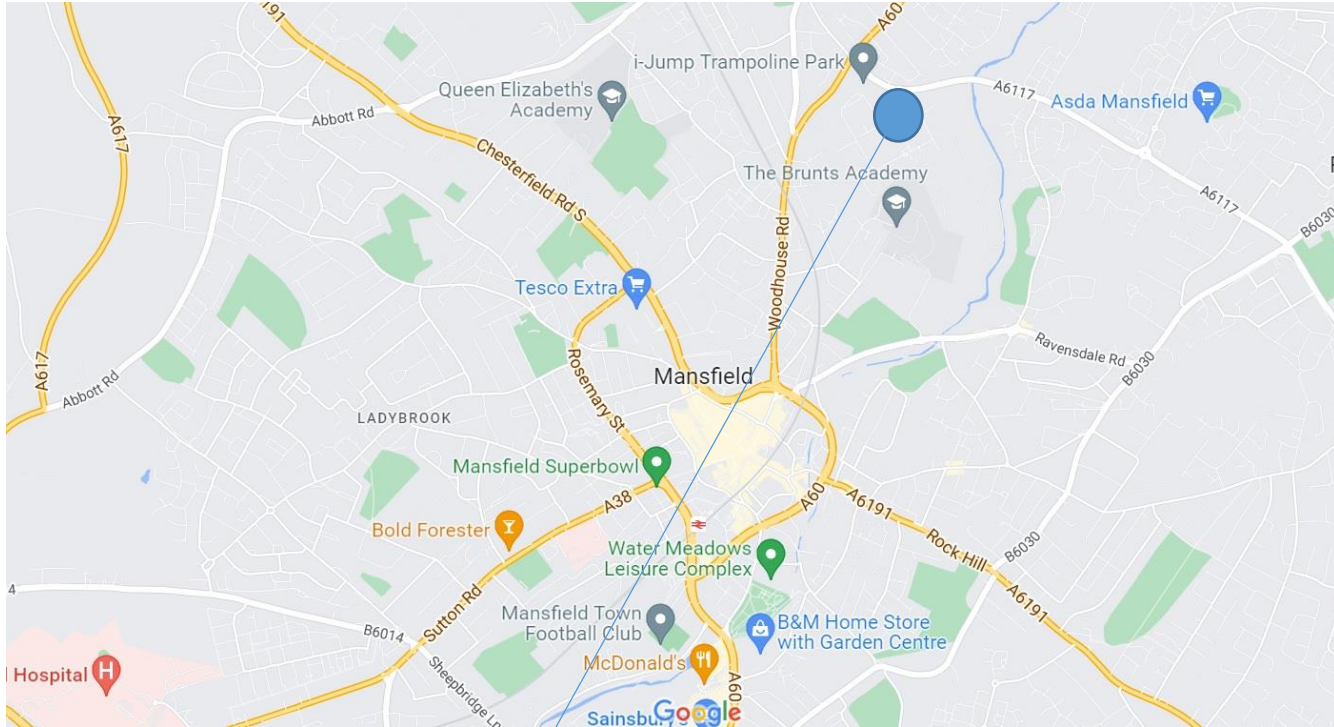
VAT

VAT will be charged on the rent

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Location



Further Information/viewing

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