



Good quality industrial/warehouse units

1B - 5,872 sq.ft. (545.52 sq.m.)

1C - 5,467 sq.ft. (507.90 sq.m.)

- 2 miles to J28 M1 upon popular commercial estate
- Refurbished
- Rare freehold opportunity - **available individually or combined**

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1B – 5,872 sq.ft. (545.52 sq.m.) 1C – 5,467 sq.ft. (507.90 sq.m.)

Location

The Brookhill Industrial Estate is a popular and established commercial location positioned less than 2 miles to J28 of the M1 Motorway. The B6019 provides easy connections to the M1 and Kirkby in Ashfield. The estate benefits from numerous bus routes servicing the area and good exposure to the local labour pool. Key occupiers include Strata Products, Nasmyth's, Reader Cement Products and Charles Pugh Glass amongst others.

Description

The two units are of steel portal frame construction with brick and blockwork built elevations with front and rear surmounted by a profile cladding to the roof line. The unit occupy a mid-terrace position with the following features:

- 4.5m eaves
- 1 level access loading door per unit (power assisted)
- LED warehouse lighting
- Attractively presented two storey office/welfare block
- Forecourt loading and parking

Accommodation

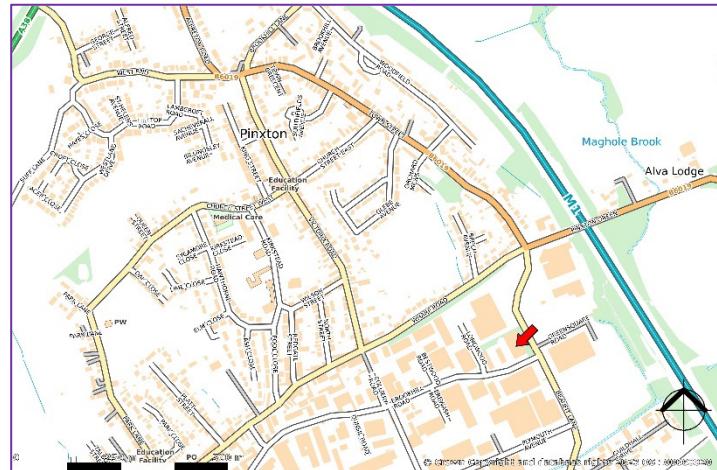
Description	SQ M	SQ FT
1B Industrial/Warehouse	392.33	4,223
1B Office/Welfare	122.35	1,317
1B Production Office	30.84	332
1B Total	545.52	5,872
1C Industrial/Warehouse	384.71	4,141
1C Office/Welfare	123.19	1,326
1C Total	507.90	5,467
Combined Total (1B + 1C)	1,053.42	11,339

Rateable Value

The property has been assessed as "Factory & Premises" but forms part of a larger assessment. As such a new assessment is required. Interested parties are advised to approach Bolsover District Council for further details.

EPC Rating

The units are assessed together with a rating of C-67. EPC expiry July 2032.



Terms

The premises are being offered on a To Let or For Sale basis. Units 1B and 1C can be acquired individually or together.

Leases will be drawn upon a Full Repairing and Insuring basis with occupational terms to be agreed.

Pricing and Rental information on application to the appointed agents.

Further Information/Viewings

For information please contact the joint agents CPP & HEB
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March 2023.



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