

# ARIAPARK

SHERWOOD AVENUE | MANSFIELD | NG18 4GW

**FOR SALE / MAY LET**

NEW WAREHOUSE / INDUSTRIAL UNITS

**1,250 - 3,000 SQ FT**



AVAILABLE FOR OCCUPATION  
**Q4 2021**

Computer Generated Image

## DESCRIPTION

ARIA PARK will provide modern warehouse/industrial accommodation including disabled toilets, kitchenette areas and dedicated car parking bays. The buildings will be of mono pitched steel frame construction, with a mixture of full height factory finished steel cladding, using a mix of micro-rib and trapezoidal profiles. The roof is to be a factory finished metal cladding system, with 10% roof lights complete with angled fascia's and soffits. The buildings will be fully insulated to meet today's design standards.



## SERVICES

- Metered three phase electricity and water are to be provided to the units, together with ducts for telephone and broadband. Interested parties should ensure capacity is sufficient for their use.
- Foul water drainage connected to mains drainage.
- Broadband to be provided across the site. Interested parties should check with the relevant provider to confirm broadband speeds.

## SPECIFICATION



ELECTRICALLY OPERATED INSULATED SECTIONAL LOADING DOORS, WITH PROTECTION BOLLARDS



SECURITY PERIMETER FENCE AND GATED ENTRANCE



SMOOTH FINISH STRUCTURAL CONCRETE FLOOR TO TAKE IMPOSED LOADS OF 30KN/M2



MINIMUM HEIGHT TO UNDERSIDE OF HAUNCH TO THE REAR IS 4.0M, RISING TO 5.3M TO THE FRONT



SOLAR REFLECTIVE GLAZING TO THE DOUBLE GLAZED WINDOWS AND ENTRANCE DOORS



HEATED DISABLED TOILET, WITH HAND DRYERS AND MOTION SENSOR LED LIGHTING



SHARED FORECOURTS/ SERVICE YARDS WITH DESIGNATED PARKING PLUS ADDITIONAL VISITOR SPACES



EXTERNAL LED LIGHTING TO THE SERVICE YARD



KITCHENETTE WITH WATER HEATER



ELECTRIC CAR CHARGING POINTS



CYCLE PARKING



FIRE ALARMS



INDICATIVE EPC AVAILABLE ON REQUEST



PLANS AND DRAWINGS AVAILABLE ON REQUEST



## SITE PLAN



## ACCOMMODATION

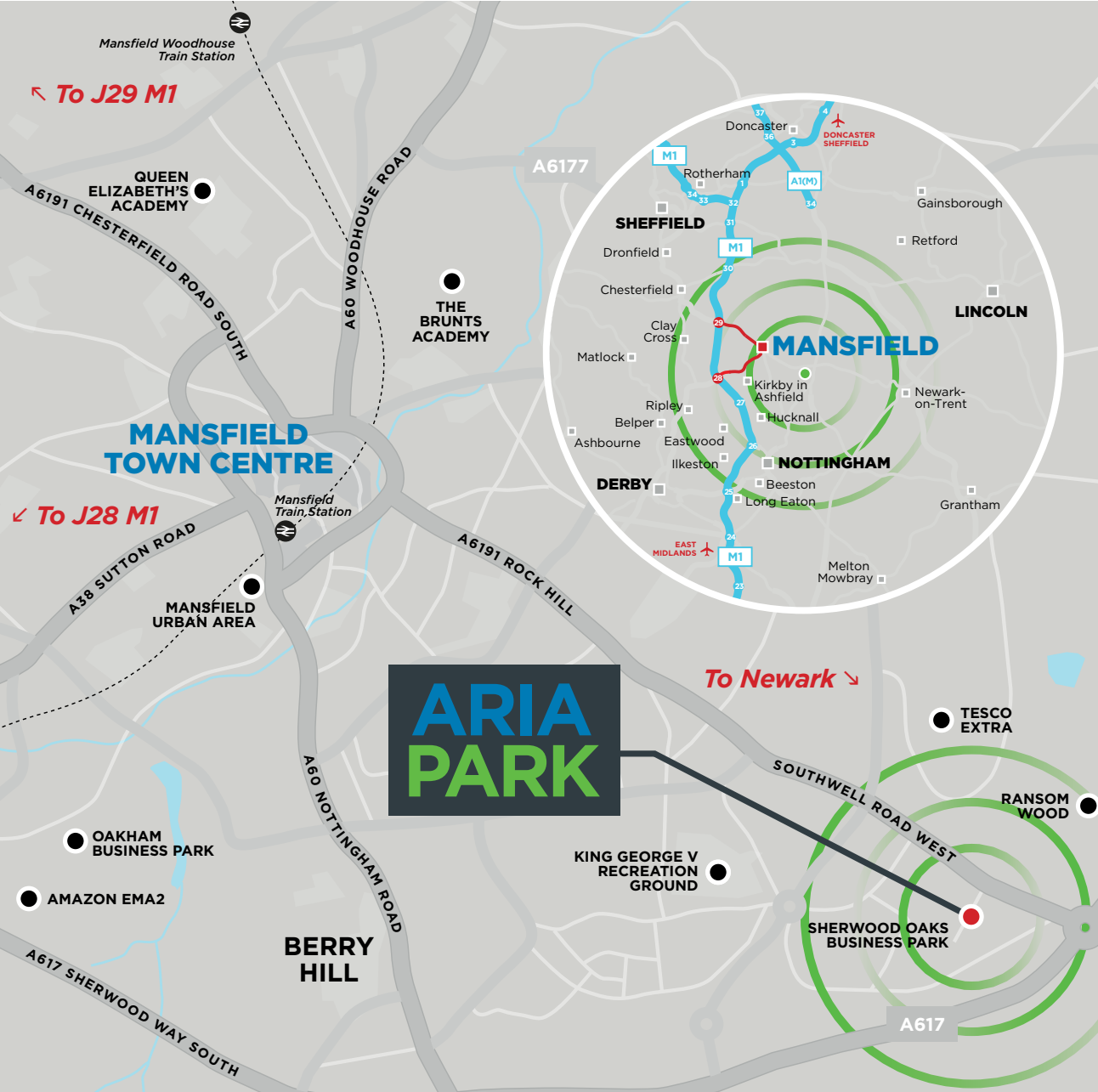
The units will provide the following approximate Gross Internal Floor Areas:

Unit	sq ft	sq m	Unit	sq ft	sq m
1	2,750	255	10	2,000	186
2	1,750	162	11	2,500	232
3	1,500	139	12	2,500	232
4	1,500	139	14	3,000	278
5	1,250	116	15	1,750	162
6	1,500	139	16	2,250	209
7	1,750	162	17	2,000	186
8	2,500	232	18	2,250	209
9	2,000	186	19	1,500	139

Total size of 36,250 sq ft (3,368 sq m)

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## LOCATION

ARIA PARK is located at the end of Sherwood Avenue which is accessible from Southwell Road West (A6191) and positioned approximately 2.5 miles to the south of Mansfield town centre.

Southwell Road West is one of the main arterial routes serving Mansfield providing good access to the MARR (A617), which in turn leads to the A38 and J28 of the M1 (heading west) and to the A1 and Newark (heading south east). The city of Nottingham is approximately 14 miles to the south, via the A60.

The location benefits from a wealth of amenities, including a family pub, Aldi Supermarket, MKM Builders Merchants and McDonalds restaurant.

## PLANNING

Planning has been granted by Mansfield District Council for a scheme of 18 Units with B2, B8 and E(g)(iii) consent under the Town & Country Planning Use Classes Order (as amended) September 2020.

## TERMS

Units are for sale by way of a 999 year long leasehold (virtual freehold) interest, subject to a ground rent.

An estate charge will be payable to ensure upkeep and maintenance of common areas and provision of shared services.

Please contact the retained agent for further details.

## PRICE

Price available from agents. VAT is payable.

## ALL ENQUIRIES

Please contact the sole agent in the first instance.

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Space**

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