

Available
Now



3,000 Pallet Spaces



Fitted Racking



4x Loading Doors



LED Warehouse Lighting



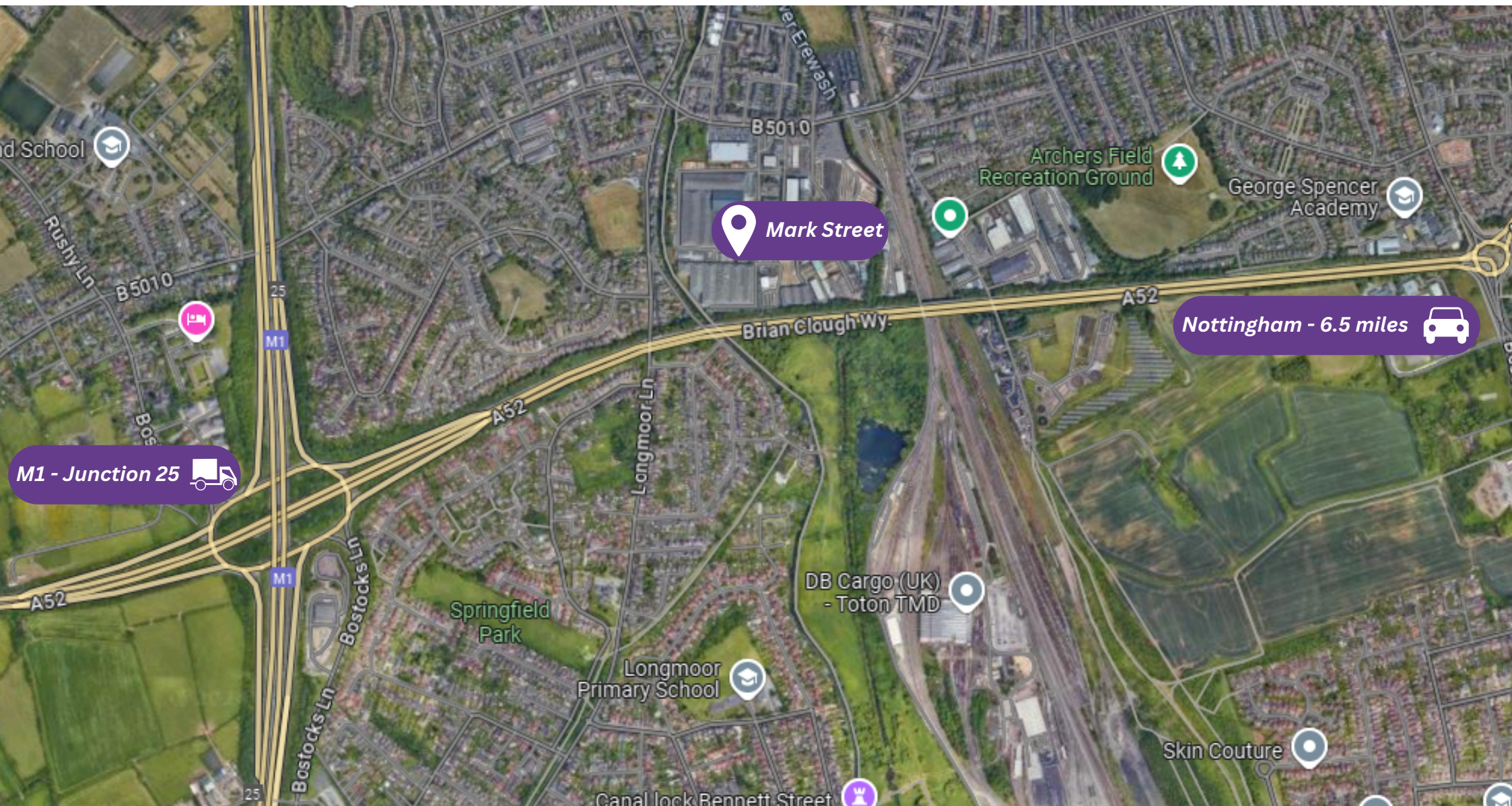
Dedicated Parking



Refurbished Offices & WCs

Racked Warehouse Facility
39,072 Sq Ft

TO LET - FLEXIBLE TERMS



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Location

The property is located on Mark Street, immediately South of Sandiacre town centre. The property sits within one mile of J25 of the M1 Motorway with access via the B5010 heading West. Nearby occupiers offer convenience by way of Burger King and Lidl.

Description

The accommodation available sits within a larger warehousing facility of steel portal frame construction. The units comprise two end of terrace bays racked, and lit. Kitchen and WC facilities are shared with the head-tenant and an adjacent ground floor office suite is available if required.

The bays are racked providing circa 3,000 pallet spaces, capable of a uniform loading of 1000 kgs per pallet.

Accommodation

Description	SQ FT
Warehouse	38,035
Ground Floor Offices	1,037
Total	39,072

Racked Warehouse Facility
39,072 Sq Ft

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Key Points

- 6m eaves (5.06m clear working height)
- 4 level access loading doors
- Fitted with racking & LED lighting
- Refurbished office and WC facilities
- Dedicated parking

EPC

The property has a valid EPC with C-53 rating

Terms

The premises are available to let by way of a new internal repairing sub-lease on terms to be agreed. The rent is all inclusive of utilities, buildings insurance and business rates and to be discussed upon application.

Further Information

For further information please contact CPP

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Legal Costs

Each party to bear their own costs

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