



## High Quality Light Industrial/Distribution Unit Size 14,253 sq ft (1,324.15 sq m)

- Established and popular business location on M1 J28/A38 corridor
- 7.25m internal clear working height
- 2 sectional level access loading doors
- Short, medium and long term availability

# High Quality Light Industrial/Distribution Unit

## Size 14,253 sq ft (1,324.15 sq m)

### Location

Gateway28 is located on the South side of Sutton in Ashfield accessed immediately of the A38 via Penny Emma Way and Oddicroft Lane. This popular position provides convenient access to J28 of the M1 Motorway and the surrounding towns of Mansfield, Kirkby-in-Ashfield, Sutton-in-Ashfield and Alferton. The area is well established as a commercial location with many key occupiers locating within close proximity including Eurocell, ROMO and Lamtek. The building is also a short walk from the Sutton Parkway train station and bus routes service nearby Lowmoor Road.

### Description

The end of terrace unit is a single bay of steel portal frame construction, with full height profile cladding featuring enhanced glazing around the entrance. The roof is pitched and made up of an insulated profile system incorporating translucent panels to some 10% coverage. There has been minimal alteration during its current tenure. Key features being:

- Clear working height of 7.25m
- Dedicated forecourt parking for up to 16 vehicles
- 2 x Ground level sectional loading doors
- Ladies and Gents WC provision
- Warehouse lighting

### Accommodation

Description	SQ M	SQ FT
Ground floor warehouse	1,315.65	14,162
Ground floor welfare	8.50	91
<b>Total</b>	<b>1,324.15</b>	<b>14,253</b>

### Rateable Value

The premises are assessed as "workshop and premises" with a 2023 Rateable Value of £64,000.

### Service Charge & Insurance

The tenant will pay a fair and reasonable proportion of the estate service charge and property insurance premium. Information available.

### EPC Rating

The previous EPC rating of B has expired and will be renewed.

### Availability and Leasing Options

The property is subject to an FRI lease expiring 3<sup>rd</sup> August 2025. The lease is inside the Landlord and Tenant Act 1954 and the user clause permits B1, B2 and B8 uses.



The property is available To Let by way of a sub-lease for a term expiring before 3<sup>rd</sup> August 2025, assignment of the existing lease, alternatively a long term interest can be put to the superior landlord for their consideration.

Due to the various options available each can have an influence on the rental level permitted or approved, therefore rent information can be provided on application.

### Further Information & Viewings

For further information or to view by appointment only please contact:

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