



Unit A Millenium Business Park  
Concorde Way, Mansfield, NG19 7JZ



## Modern Warehouse / Industrial Unit with High Specification Offices and Secure Rear Yard Size 40,325 sq ft (3,746.3 sq m)

- Well located for access to both Junctions 28 & 29 of the M1 Motorway Network
- Internal eaves height of 8.60m
- Two level access loading doors
- Staff and customer parking in addition to secure rear yard provision
- **TO LET**

# Modern Warehouse / Industrial Unit - To Let

## Size 40,325 sq ft (3,746.3 sq m)

### Location

Millennium Business Park is a popular commercial estate located on the North-West side of Mansfield Town Centre. Access is via Chesterfield Road North (A6191), which connects to the A617 and J29 of the M1, reached within 10 minutes. The estate is well serviced by public transport routes and provides good connectivity to the wider road infrastructure and key locations including those listed below:

Mansfield Town Centre	2 miles	6 minutes
Junction 28	12 miles	20 minutes
Junction 29	12 miles	12 minutes
Sheffield	22 miles	45 minutes
Derby	24 miles	41 minutes
Nottingham	25 miles	48 minutes
Birmingham	70 miles	1 hour 30 minutes

### Description

The property comprises a detached, modern, steel portal frame warehouse building with the following key features:

- 7.50m clear working height, 8.60m eaves
- 2 power assisted ground level access loading doors
- LED warehouse lighting (to be installed)
- Power floated concrete floor slab

The building features an attractive atrium entrance with enhanced glazing to access the office element set over ground and first floors benefitting from:

- Suspended ceiling with inset lighting
- Air-conditioning
- Fully carpeted and cosmetically finished
- WCs at ground and first floor levels
- Fitted kitchenettes at ground and first floor levels

Externally the property benefits from approx. 64 car parking spaces in addition to secure rear yard provision of 33m depth

### Accommodation

The building comprises the following accommodation:

Accommodation	Sq.m.	Sq.ft.
Warehouse	3,298.1	35,500
Ground Floor Office	245.8	2,646
First Floor Office	202.4	3,200
<b>TOTAL</b>	<b>3,746.3</b>	<b>40,325</b>

### EPC Rating

The property has an EPC Rating of B – 44 (expires Aug 2033).

### Business Rates

The property is assessed as “Warehouse & Premises” with a 2023 Rateable Value of £175,000.

### Terms

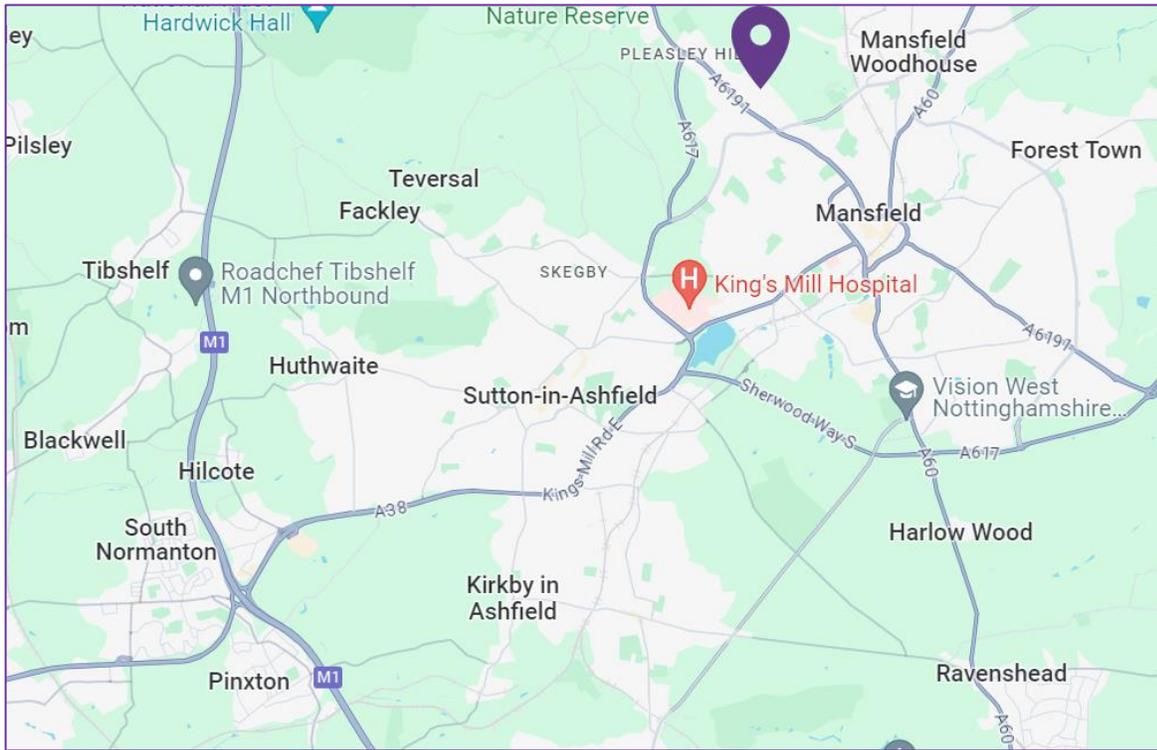
The premises are available To Let by way of a new FRI lease on terms to be agreed at a quoting rent of £282,275 per annum exclusive.

VAT is applicable at the prevailing rate.

### Anti-Money Laundering Compliance

Successful tenants will be required to provide the necessary identification documents to satisfy HMRC compliance.

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### Further Information & Viewings

All enquiries through the joint agents



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