



High profile Self-Contained Industrial Warehouse Complex

66,454 Sq Ft (6,173.58 Sq M)

- Fitted to include racking and lighting
- Eaves heights ranging from 5.6m to 13.4m
- Substantial yard and fleet parking bays
- 1.5 miles to J28 M1

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Location

Export Drive is in the centre of the established and highly popular Fulwood Industrial Area of Huthwaite. Located just 1.5 miles from the M1 at J28, with easy access via the A38, which continues beyond the M1 to Derby, and then easterly to Mansfield. The position is highly prominent on the junction of Export Drive and Common Road ensuring superb business profile.

Description

The property comprises a detached industrial/logistics complex with a mix of high bay warehousing, lower eaves storage, offices and ancillary accommodation. The property is self-contained, fully fenced and gated with large yard and fleet parking areas and dedicated entrance for staff and visitor parking.

The warehousing is across 4 main bays, this is fully racked and lit with a mix of dock level loading and level access loading. The internal eaves height range from 5.6m to 13.37m.

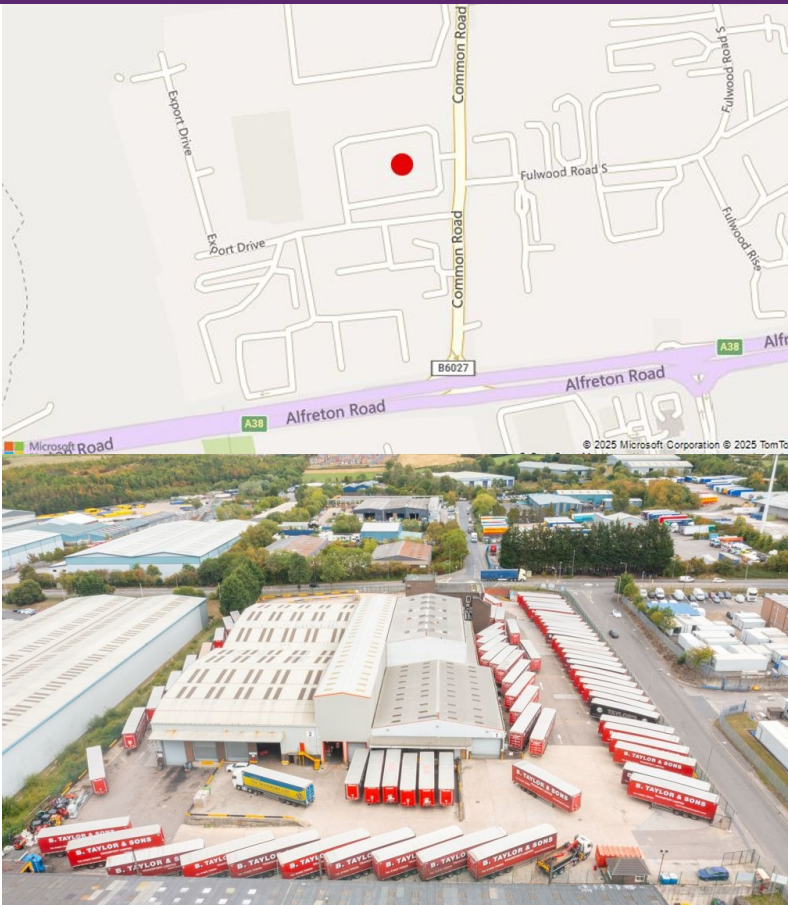
The main offices are within a 3-storey building with a reception, predominantly open plan areas to each floor featuring some partitioning to create meeting rooms, management offices and team areas. WC and kitchens feature throughout.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse 1	26,642	2,475.04
Warehouse 2	7,875	731.59
Warehouse 3A	8,842	821.42
Warehouse 3B	8,619	800.71
mezzanine	409	38
Main Office	8,463	786.21
Office/Canteen	4,577	425.2
Stores/Ancillary	1,027	95.41
TOTAL	66,454 SQ FT	6,173.58 SQ M

Terms

The premises are available TO LET by way of a new FRI lease upon terms to be agreed. Quoting rent of £330,000 per annum + VAT. (reflecting less than £5.00 per sq.ft.)



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any lessee.

Rateable Value

Warehouse and Premises. RV - £244,000.

EPC Rating

EPC Rating of C-66 (valid to June 2029)

Legal Costs

Each party to fund their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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