

UNIT A

MILLENNIUM BUSINESS PARK

CONCORDE WAY | MANSFIELD | NG19 7JZ

MODERN INDUSTRIAL
UNIT WITH FRONT
AND REAR YARDS,
8.6M EAVES HEIGHT
AND HIGH SPEC
INTERNAL OFFICES
ON ESTABLISHED
INDUSTRIAL ESTATE

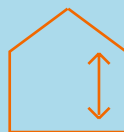
40,325 SQ FT

(3,746.3 SQ M)

TOTAL PLOT SIZE:
CIRCA 1.95 ACRES



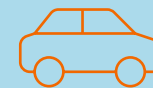
Excellent location
– close to
Junction 28, M1



Clear span
warehouse 8.6m
to the eaves



Two storey glazed
reception to front
elevation



Secure front car
park (68 spaces)
and rear yard



Available on
a new lease

LOCATION

The unit is located on the popular Millennium Business Park to the north of Mansfield town centre on the A617 Chesterfield Road North.

2 MILES	12 MILES	12 MILES
Mansfield town centre	Junction 28 (M1)	Junction 29 (M1)
22 MILES	24 MILES	25 MILES
Sheffield	Derby	Nottingham
70 MILES	150 MILES	
Birmingham	London	

PUBLIC TRANSPORT

Millennium Business Park benefits from excellent public transport links, with Mansfield Station is only three miles away providing regular rail services across the region. Frequent bus routes connect the park to Mansfield town centre and surrounding areas, making commuting easy for staff and visitors. For national and international travel, East Midlands Airport is less than an hour’s drive, offering direct flights to key UK and European destinations.



THE PROPERTY

The building comprises a modern detached industrial unit which benefits from offices to the front elevation, clear span warehouse, front car park and secure rear yard.



WAREHOUSE



2no level access doors (5m x 4m)



High bay lighting to be upgraded to LED's



10% transparent roof lights



Clear span warehouse



Eaves height of 8.6 metres



50kn/m floor loading capacity



275 kVA power supply

GROUND & FIRST FLOOR OFFICES



Two storey glazed reception area



Ceiling mounted heating and cooling



Kitchen and break out areas



Perimeter trunking



8 person passenger lift



Filled with natural light

EXTERNAL



68 parking spaces



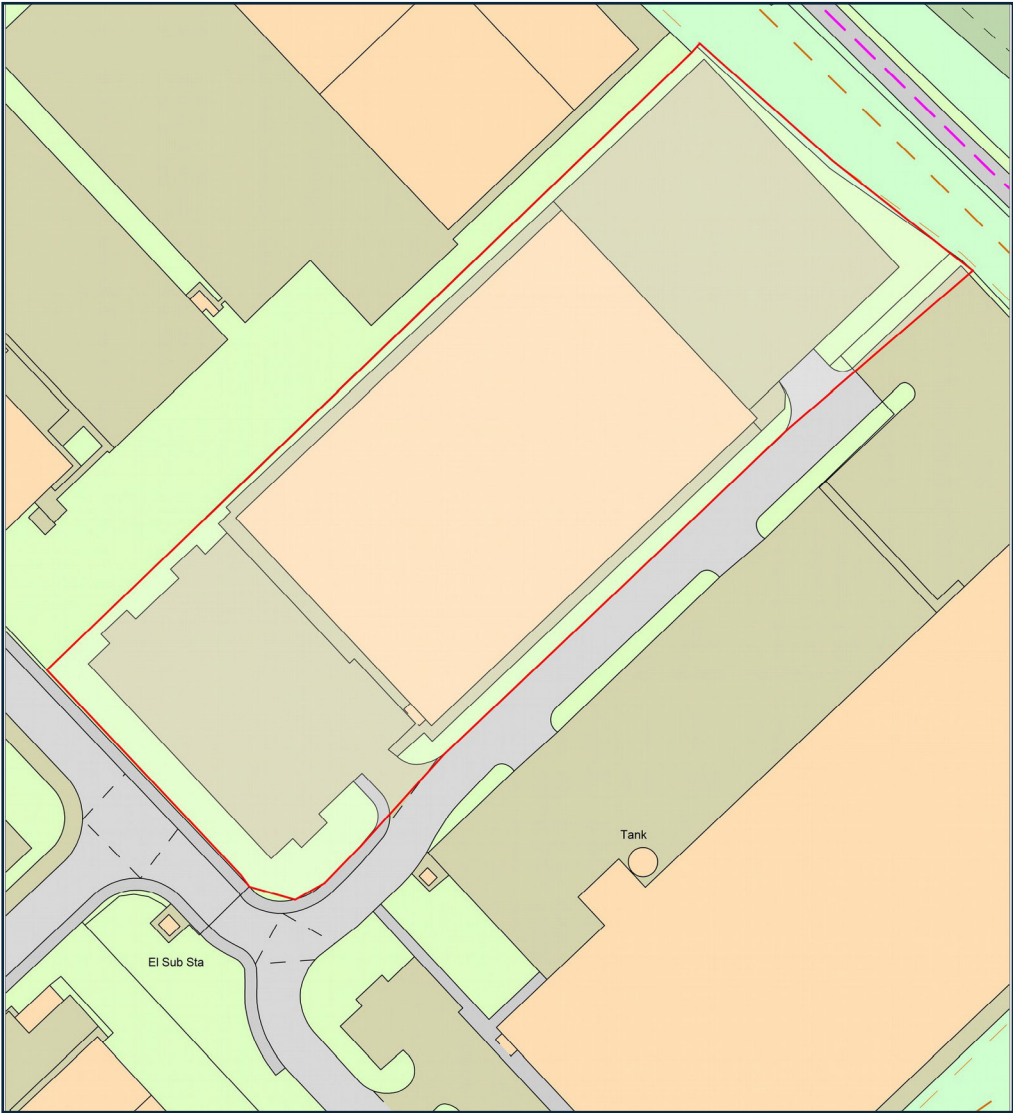
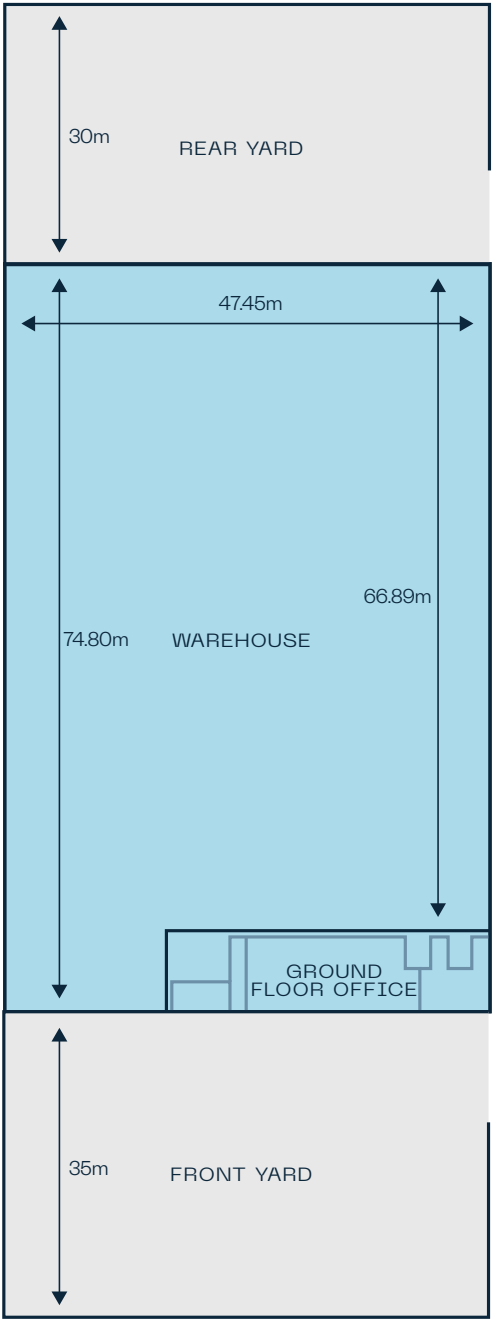
Secure rear yard

FLOORPLAN

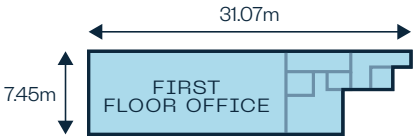
From measurements taken on site we understand the following GIA to be circa:

DESCRIPTION	SQ M	SQ FT
Warehouse	3,298.1	35,500
Ground Floor Offices	245.8	2,646
First Floor Offices	202.4	2,179
TOTAL	3,746.3	40,325

(This information is for guidance purposes only and prospective tenants are advised to undertake their own measurements)



SOURCE: PROMAP



RENT

The premises are available on a new lease and we are quoting a rent of:

£282,275 per annum
(Two hundred and eighty two thousand two hundred and seventy five pounds)

The rent equates to £7 per sq ft per annum.

BUSINESS RATES

From enquiries of the VOA we understand the Rateable Value for the unit is:

Rateable Value from April 2023: £175,000

(This information has been given for guidance purposes only and prospective tenants.

SERVICE CHARGE

The estate has a service charge payable in respect of the upkeep and maintenance of the exterior and common parts of the estate. More information is available via the agent.

USE CLASS

The property benefits from use classes E(g)iii, B2 & B8 (Storage and Distribution).

EPC

The EPC Rating for the property is B-44.

VAT

VAT is applicable on the rent and other charges falling under the lease.





LOCAL OCCUPIERS

Howarth Timber & Building Supplies

Future Products

Euro Car Parts

Realm Projects

Formula One Autocentres

Trent Ceramics

UNIT A

Direct Roofing Solutions

Integrated Door Set Solutions

GET IN TOUCH

For further information or to arrange a viewing please contact our joint agents.



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Clearbell

