



## Good Quality Industrial/Warehouse Unit 38,578 Sq Ft (3,583.9 Sq M)

- 6m Eaves Height
- 700kVA Power Supply
- LED Lighting
- Level Access Loading

# Good Quality Industrial/Warehouse Unit

## 38,578 Sq Ft (3,583.9 Sq M)

### Location

Brierley Park Close is positioned a short drive from the A38 providing excellent access to Mansfield (4 miles) and J28 of the M1 (6 miles). Positioned in the Ashfield Borough the location offers great exposure to the towns of Sutton-in-Ashfield and Kirkby-in-Ashfield to benefit from the labour resource and public transport connections.

### Description

The unit is of steel portal frame construction, over-clad with profiled metal sheeting to a pitched roof incorporating translucent roof lights. The warehouse provides a clear span layout with excellent internal eaves height, ideal for storage or light industrial use.

Key Features Include:

- 6m internal eaves height
- LED lighting
- 2 Level access loading Doors with canopy
- Dedicated loading yard
- Separate parking area
- Single storey office/canteen/welfare facilities

### Accommodation

DESCRIPTION	SQ FT	SQ M
Workshop/Warehouse	36,462	3,387.32
Office/Ancillary	2,116	196.58
<b>TOTAL</b>	<b>38,578 SQ FT</b>	<b>3,583.9 SQ M</b>

### Terms

To Let by way of a new lease upon terms to be agreed.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

The Rateable Value for the property is £140,000 (April 2023-present).

### EPC Rating

The property has an EPC rating of C-53 expiring 23rd January 2032.



### Anti-Money Laundering (AML)

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

### Legal Costs

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

### Further Information

For further information please contact the sole agents CPP  
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