



# Access.38

PENNY EMMA WAY . SUTTON IN ASHFIELD . NG17 5FT

**M1 Junction 28 / A38**

Land available to buy from 1 to 6 acres.  
Bespoke built warehouse / industrial space  
from  $1,670\text{m}^2$  (18,000ft<sup>2</sup>) to  $7,934\text{m}^2$  (85,400ft<sup>2</sup>).

**FOR SALE / TO LET**

## Location.

Positioned adjoining the A38 with great prominence and visibility, the site sits within a few minutes' drive of Junction 28 of the M1 motorway via the A38, whilst remaining close to the local centres of Sutton in Ashfield, Kirkby in Ashfield and Mansfield.

Readily accessible for local labour, the site provides a perfect combination of availability of man power and accessibility to the nation's motorway network.



[Click here to view on Google Maps.](#)

Destination	Miles	Time
Mansfield	4	13 mins
Chesterfield	16	26 mins
Nottingham	17	32 mins
Derby	19.5	27 mins
Sheffield	34	54 mins

Destination	Miles	Time
Leicester	43	55 mins
Birmingham	63	1 hr 9 mins
Leeds	63	1 hr 26 mins
Manchester	71	2 hrs
Northampton	81	1 hr 26 mins



## The Opportunity.

At just under 6 acres, the possibilities with Access 38 are endless. Flexibility is key as we can offer:

- **Land sales:** from approximately 1 acre through to the entirety of the site at just under 6 acres.
- **Design and build sales:** bespoke built industrial or distribution space to buy
- **Design and build leasehold:** bespoke built industrial or distribution space to rent

**Buildings can be bespoke designed from circa 18,000ft<sup>2</sup> through to 85,400ft<sup>2</sup>.**

Accessed from Penny Emma Way but fronting the A38, the site is already securely fenced and gated, plateaued and ready for development.



INDICATIVE IMAGE





## The Developer.

Brackley Property Developments (BPD) is a development business concentrating on the local and regional commercial market sectors with an established track record working with established occupiers including SIG, Travis Perkins ERIKS and Veolia.

BPD focuses on the precise needs of its clients by fully understanding their occupational requirements. The businesses experienced in-house development team include project management and planning expertise who have a true understanding of the overall procurement process.



## VAT.

VAT will be charged at the prevailing rate.

## Rent or Buy.

With options available to purchase land or alternatively purchase or rent bespoke built warehouse or industrial space, Access 38 can provide an answer for every occupier's needs, with tailored financial proposals prepared for each occupier.



## Anti Money Laundering.

In accordance with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002 the agents are supervised by HM Revenue and Customs. Any purchasers will be required to provide details on the purchasing entity along with ID documents and proof of address for the proposed beneficial owners. The agents will be able to confirm a specific list of requirements based on the proposed purchasing / leasing entity, this may include further documentation to evidence source of funds.

## Further Information.

For further information, please contact the joint agents:



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