



Modern Warehouse Unit on Popular Estate 1,658 Sq Ft (154.03 Sq M)

- Level Access Loading
- Clear Span Warehouse
- Strong Road Connectivity to the M1 (J28 & J29) and the A1

Modern Warehouse Unit on Popular Estate

1,658 Sq Ft (154.03 Sq M)

Location

The unit is prominently located on the established Old Mill Lane Industrial Estate, accessed via Hallam Way, close to the junction of Leeming Lane South and Old Mill Lane, which connects directly to the A60 Nottingham/ Mansfield/ Worksop road.

The estate is situated to the north of Mansfield, with Nottingham located approximately 16 miles to the south. The development benefits from good access to both the M1 motorway (Junctions 28 and 29) and the A1.

Description

The property is of steel portal frame construction, overlaid beneath a pitched roof. The unit provides clear span warehouse accommodation and benefits from allocated parking. The units were constructed less than 10 years ago.

Property Key Features:

- 5.61m Internal Eaves
- Level Access Loading
- Warehouse Lighting
- Single WC
- Kitchenette
- 3 Phase Power
- Estate CCTV

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	1,658	154.03
TOTAL	1,658 SQ FT	154.03 SQ M

Terms

The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

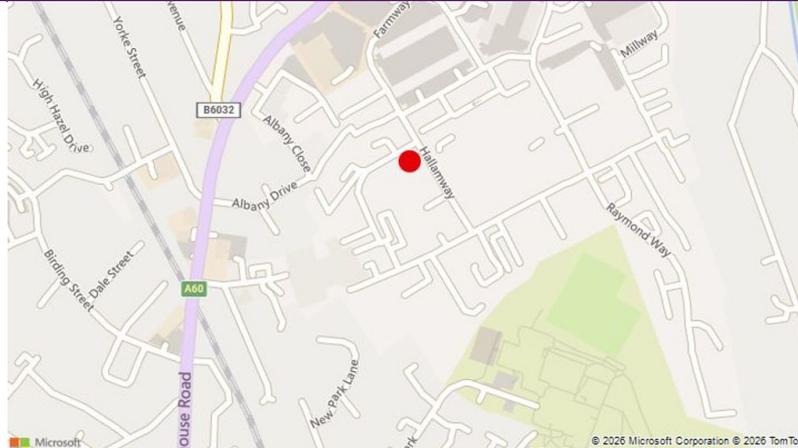
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Please refer to the Local Authority for information on Business Rates.

EPC Rating

The EPC rating for the property is C, 66.



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 bear their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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March 2026



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