



Modern Self Contained Commercial Unit 47,397 Sq Ft (4,403.18 Sq M)

- Available Now
- Site Totalling Approx. 2.9 acres
- Close Proximity to J26 and J27, M1

Modern Self Contained Commercial Unit

47,397 Sq Ft (4,403.18 Sq M)

Location

Daniels Way is an established industrial location in Hucknall, situated approximately 1.5 miles south of the town centre and adjacent to Harrier Park. The property benefits from excellent road connectivity, with convenient access to the M1 motorway via Junction 26 (approximately 4.7 miles) and Junction 27 (approximately 5.6 miles), both within an 11-minute drive.

The area is a popular commercial destination, home to a range of established occupiers including Briton Fabrications, Covertherm and Direct Sameday Services.

Description

The property comprises a detached two bay industrial unit of steel portal frame construction with brick and blockwork elevations to approx. 2 metres, overlaid with insulated profile sheeting beneath a pitched roof incorporating around 10% translucent roof light panels.

The unit is situated on a secure, fenced and gated site extending to approximately 2.9 acres.

Key Features:

- Internal eaves height of 6.2 metres
- Three level access loading doors
- LED warehouse lighting
- Warehouse heating
- Office accommodation
- Staff welfare and amenity facilities
- Extensive yard and parking provision

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit	47,397	4,403.18
TOTAL	47,397 SQ FT	4,403.18 SQ M

Terms

The premises are available immediately by way of a new full repairing and insuring lease, on terms to be agreed. Leases are available from 3 years upwards, at a competitive rent of £4.95 per sq ft.

VAT

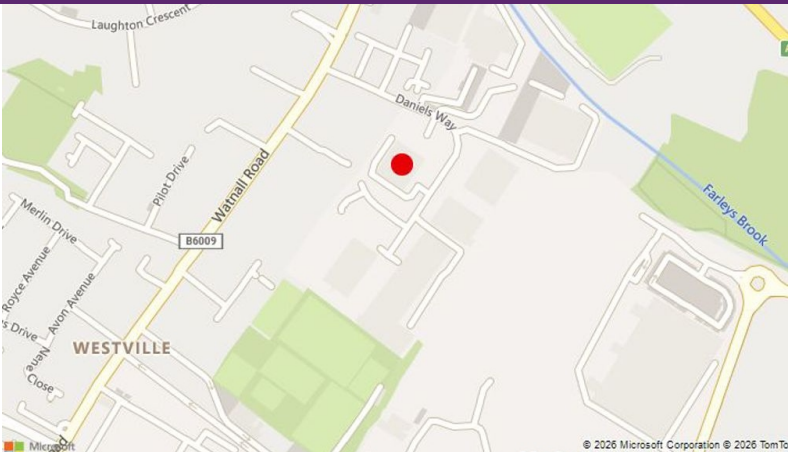
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

On application.

EPC Rating

The EPC rating for the property is C, 54.



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 CPP agents:
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