



Brand New Industrial / Warehouse Unit 5,094 - 10,187 Sq Ft (473.23 - 946.37 Sq M)

- Available Q4 2026
- 2 x Level Access Loading Doors
- Clear Working Height 5.17m
- Welfare Provision

Brand New Industrial / Warehouse Unit

5,094 - 10,187 Sq Ft (473.23 - 946.37 Sq M)

Location

Staunton Industrial Estate is situated in Staunton in the Vale, a village within the Newark and Sherwood district of Nottinghamshire. The estate is strategically located approximately 4.5 miles (7 minutes' drive) from the A52 and 3.2 miles (5 minutes' drive) from the A1 to the north-east.

The site lies approximately 15 miles east of Nottingham, 19.7 miles north of Melton Mowbray, and 12.7 miles west of Grantham. The site is close to the county borders of Nottinghamshire, Leicestershire, and Lincolnshire.

The estate is home to a range of established occupiers, including Midland Feeds Ltd, Pegasus Pumps, and ADL Joinery.

Description

The units are brand new and of steel portal frame construction with brick and block work elevations overlaid to a pitched roof. The accommodation is arranged across two bays.

Key Features:

- 2x level access loading doors
- 5.17m clear working height rising to 8.4m at apex
- WC
- Kitchenette
- 3 Phase Power
- Secure and gated site

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit	10,187	946.37
TOTAL	10,187 SQ FT	946.37 SQ M

*Unit could be split to create two units of approx 5,094 Sq Ft each

Terms

The premises are available to let by way of a new full repairing and insuring lease at an initial rent of £86,590 per annum.

VAT

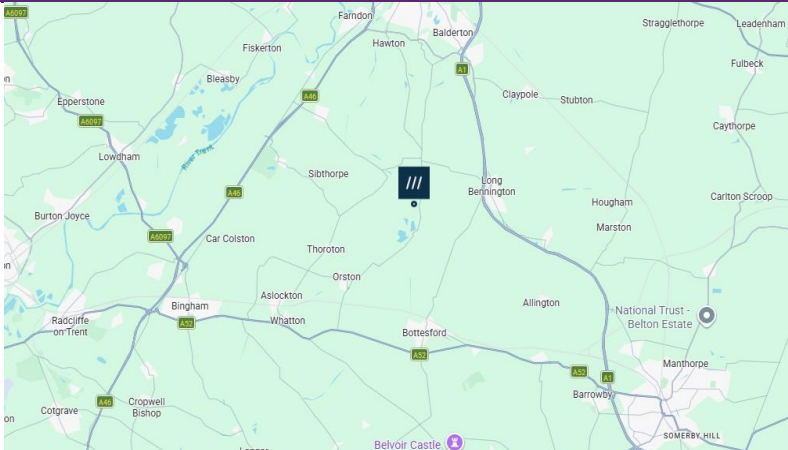
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The property will need to be assessed upon on completion.

EPC Rating

EPC to be assessed upon on completion.



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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July 2026



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