



Self Contained Industrial Unit in Popular Location

3,719 - 7,780 Sq Ft (345.5 - 722.76 Sq M)

- Available Now
- Can Be Split
- Offices/Welfare Facilities
- Secure Fenced And Gated Site

Self Contained Industrial Unit in Popular Location

3,719 - 7,780 Sq Ft (345.5 - 722.76 Sq M)

Location

The property is situated on the established Maun Valley Industrial Park, on the eastern side of Sutton-in-Ashfield in North Nottinghamshire.

The location benefits from excellent road connectivity, with convenient access to both the A38 and A617, providing onward connections to Junctions 28 and 29 of the M1, as well as the A1.

The nearby towns of Sutton-in-Ashfield, Kirkby-in-Ashfield and Mansfield provide access to a substantial local workforce, with public transport connections serving the surrounding area. Nearby occupiers include Lockwood Haulage, WJD Tools Ltd and Global EMC UK.

Description

The property comprises a detached industrial/warehouse unit of steel portal frame construction, with brick and blockwork elevations which have been overclad to a pitched roof incorporating approx. 10% translucent roof lights. Internally, the bays provide clear-span warehouse accommodation.

The unit sits within a secure and self-contained site. There is also potential for the site to be split, subject to negotiation. The property is available for immediate occupation.

Key Features:

- Bay 1 Internal Eaves Height 7.63m
- Bay 2 Internal Eaves Height 5.29m
- 2 level access loading doors
- 3 Phase Power Supply
- Clear span warehouse accommodation
- Warehouse lighting
- Loading Canopy to Bay 1
- Office and welfare facilities

Accommodation

DESCRIPTION	SQ FT	SQ M
Bay 1	3,719	345.5
Bay 2	4,061	377.27
TOTAL	7,780 SQ FT	722.76 SQ M

VAT

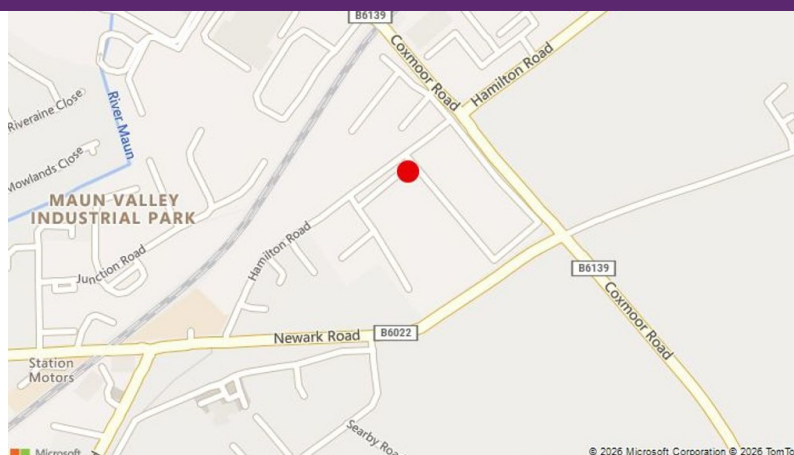
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Rateable Value from 1 April 2026: £34,750

EPC Rating

EPC rating is C- 63.



Terms

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

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 CPP agents:

Brodie Faint
T: 0115 896 6611
M: 07516 770513
E: brodie@cpp.uk

Jemmima Guy-Clark
T: 0115 896 6611
M: 07986 132 559
E: Jemmima@cpp.uk

Or our joint agents, FHP - 0115 950 7577

August 2026



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.