

Mansfield South Trade Park.

Hermitage Lane, Mansfield, NG18 5ER

2,357 - 8,372 sq ft Units Available To Let

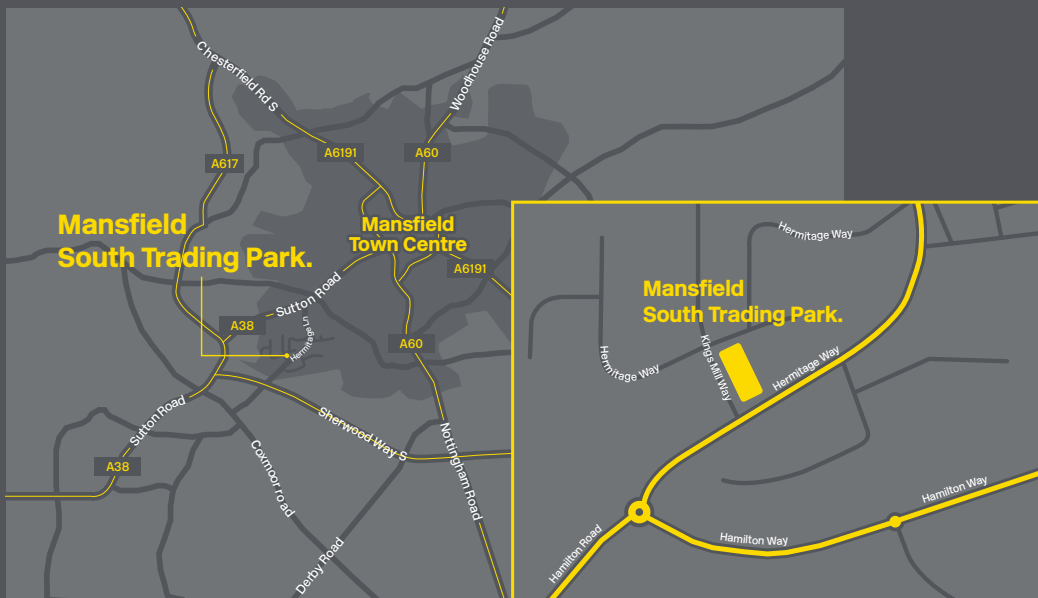


A617 24,975
vehicle
movements
per day
(DFT 2017)

6,500
new homes to
be built
by 2033

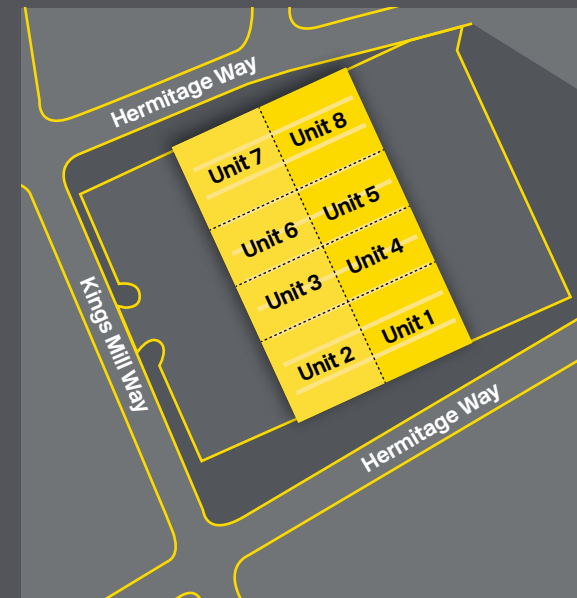


- Prominent trade counter scheme
- 6.2m eaves
- Established trade location
- Good loading and parking
- Nearby occupiers include: Howdens Joinery, Eyre & Elliston, Booker Wholesale, Eurocell, Denmans, Screwfix, Travis Perkins, Yesss Electrical, Edmunson Electrical, Crown Decorating Centre



Accommodation

Unit	Warehouse (sq ft)
1	Howdens
2	Howdens
3	Available - 2,357 sq ft
4	Howdens
5	Eyre & Ellison Ltd
6	Under Offer - 2,357 sq ft
7	Available - 3,656 sq ft
8	Eyre & Ellison Ltd



Location

Mansfield South Trade Park is located just off Hermitage Lane which is accessed from the A38 Kings Mill Road East, providing access to the motorway network at Junction 28 of the M1.

The estate is situated to the South West of Mansfield town centre and is one of main trade destinations in Mansfield with other nearby occupiers including Screwfix, Travis Perkins,

Yesss Electrical, Edmundson Electrical and Crown Paints Decorating Centre.

The town of Mansfield has a resident population of circa 100,000 and a primary catchment area of 274,000. This figure is expected to grow over the coming years, with the area earmarked for a further 6,500 new homes to be built by 2033.

Description

Comprises a terrace of trade units with a generous eaves height of approximately 6.2 meters. The units are to be fully refurbished to provide glazed frontages, open plan trading areas, level entry doors, good natural light and improved signage to the estate.

Estate Charge

An estate charge will be levied to cover repairs and maintenance of common areas, please refer to the retained agents for further details.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Rateable Value

TBC

EPC Rating

TBC

Terms

Leasehold - Rent on application

Further Information & Viewing

Strictly by appointment through the joint agents:



Alfred Bartlett
07738 090760
alfred.bartlett@rapleys.com

Jonathan Jones
07917 032674
jonathan.jones@rapleys.com



Stuart Waite
07432 472402
stuart@cpppartners.co.uk

Sean Bremner
07541 505980
sean@cpppartners.co.uk