



Industrial/Warehouse & Office Facility

Size 11,814 sq ft (1,097.73 sq m)

- Detached and self-contained property
- Established commercial location adjacent to A38 connecting to J28 M1
- Rare Freehold Opportunity
- Flexible configuration of accommodation to vary office and warehouse ratio

Industrial/Warehouse & Office Facility – For Sale/To Let

Size 11,814 sq ft (1,097.73 sq m)

Location

The property is positioned on the popular County Estate within Huthwaite forming part of an established commercial area, attracting key occupiers such as Alloga, Diversey, Co-op, XPO Logistics, Performance Health and Fresenius. The ease of access to J28 of the M1 motorway which is approximately 2 miles drive as well as good exposure to the labour pool within the Ashfield district make this a popular location amongst occupiers.

Description

The property comprises a detached unit of portal frame construction with a 3 storey office and welfare block located to the rear. The front of the warehouse is serviced by a loading yard, with a car park provided to the rear at a lower level. Key features of the warehouse include the following:

- 5.2m clear working height
- Level access loading
- Heating and lighting

The office element provides a mix of open plan and cellular accommodation, fully carpeted, heated and with air-conditioning. In addition there is a fully equipped kitchen and WC facilities. A CCTV system is in-situ.

Accommodation

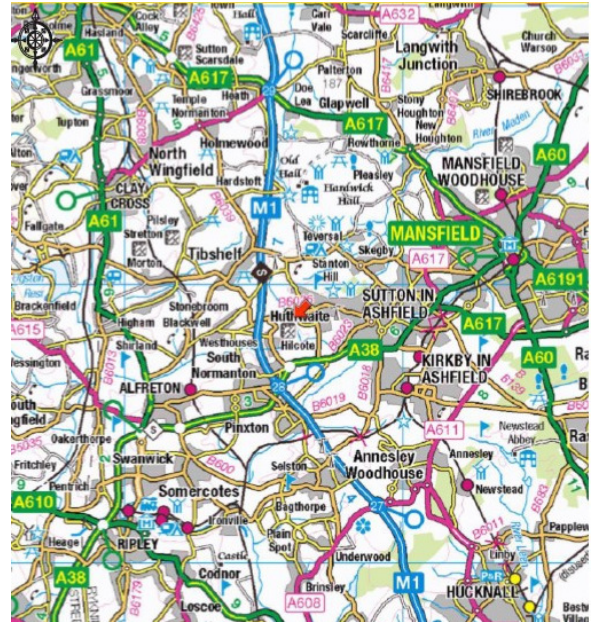
The unit comprises the following accommodation:

USE	SQ FT	SQ M
Warehouse:	6,990	649.41
Offices – Lower Ground	1,608	149.44
Office – Ground	1,608	149.44
Offices – First Floor	1,608	149.44
TOTAL	11,814	1,097.73

The layout can be reconfigured to increase the warehouse areas and provide a reduced office content

EPC Rating

E - 107



Business Rates

The property is assessed with a 2017 Rateable Value of £54,500.

Terms

The freehold interest in the property is available quoting £700,000.

A new FRI lease will be agreed off a rent of £60,000 per annum.

VAT

VAT is applicable.

Further Information

All enquiries through the joint agents.

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Date of Particulars

September 2019



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