

# OLD MILL LANE

INDUSTRIAL ESTATE

TO LET

MANSFIELD WOODHOUSE, NOTTINGHAMSHIRE NG19 9BG



Industrial/Warehouse/Workshop & Trade Counter Units  
from 900 to 18,000 sq ft

- Easy access into Mansfield
- High quality specification
- Well established commercial location
- 24/7 Security
- Mixture of steel portal and more traditional building construction

# OLD MILL LANE

## INDUSTRIAL ESTATE

### Location

The site is located off Leeming Way south which is the A60 Nottingham / Mansfield / Worksop Road, with Nottingham being approximately 16 miles south, Worksop 12 miles north and Newark 20 miles east. The development provides good access to both the M1 and A1 motorways, being 8 miles and 21 miles distance respectively. Occupiers in the immediate vicinity include B&Q, United Carpets, Royal Mail, JTF Wholesale, Volvo and FCC Wholesale.

### A Wide Range Of Units

- New and refurbished units available
- Detached, semi detached and terraced industrial units
- Steel roller shutters doors
- Lighting and WC facilities
- Secure site with excellent car parking
- Ample loading and circulation space
- Modern units available
- Units from 900 – 18,000 sq ft
- Trade counter accommodation

### Services

All mains services are available to the property, to include three phase electricity, mains water and drainage. Gas is in the estate roads but not connected to any of the units, please ask agents for further detail.

### Planning

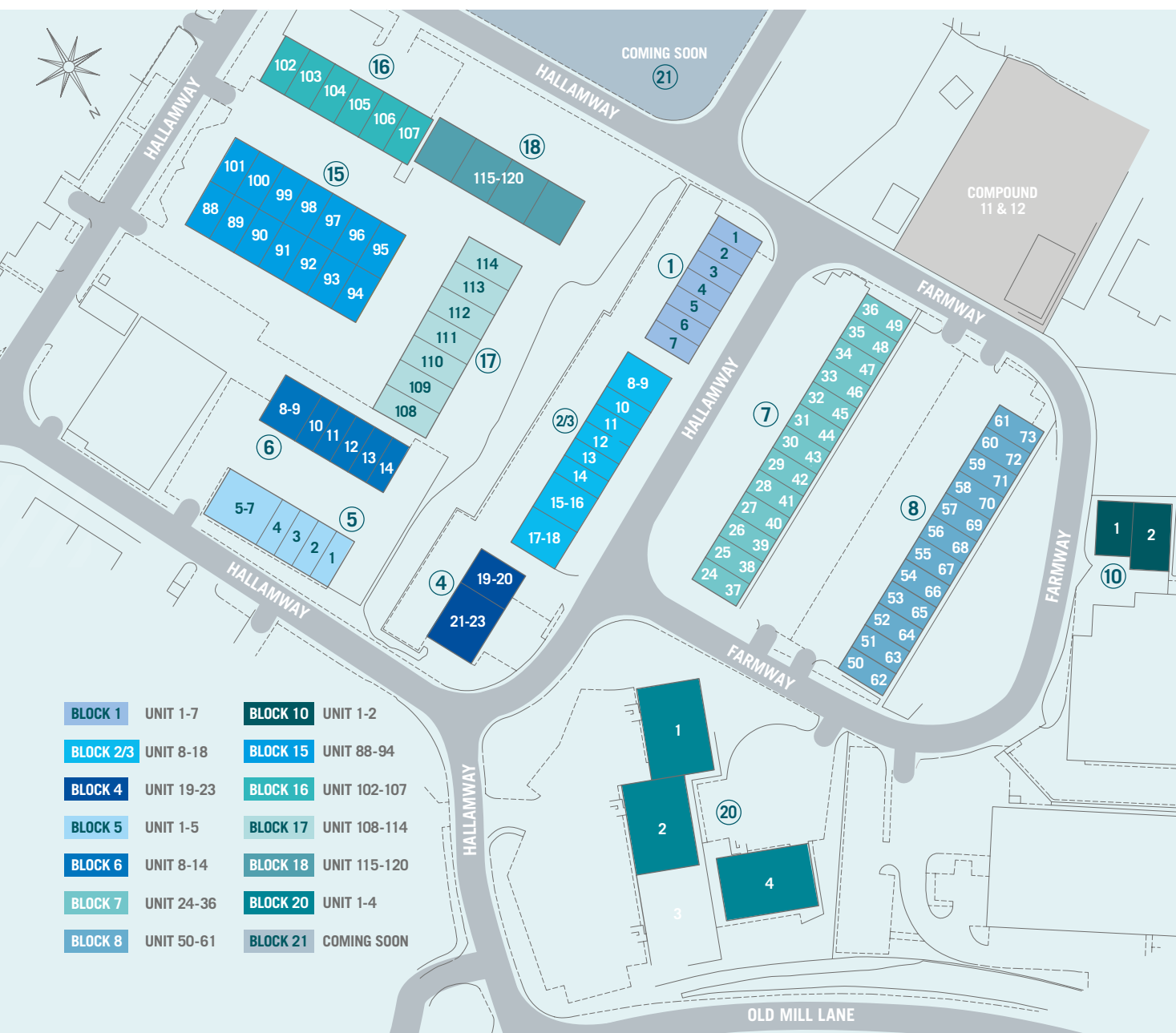
Occupiers are able to utilise the premises for uses falling within the following use classes:

- B1 light industrial/office
- B2 general industrial/manufacture
- B8 storage and distribution
- B8 storage & distribution with ancillary Trade Counter



The site provides approximately **200,000 sq ft** of accommodation in total, with a variety of unit types available, including warehouse, industrial & trade counter, to suit businesses of a varying nature and size

Wide range of units from **900 to 18,000 sq ft**



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NOTTINGHAMSHIRE  
NG19 9BG



## Terms

The units are available on a flexible leasehold basis on terms to be agreed. For further details on quoting terms, to view the premises and for further information on service charges, please contact the joint agents.

## Rents

Please see the attached availability schedule for details of the rent. The rent will also be subject to vat at the prevailing rate, where appropriate.



## Joint Agents



**Stuart Waite**  
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**Strawsons**  
Property

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