



High quality warehouse facility Size 64,002 sq ft (5,945.95 sq m)

- 10m internal clear working height
- 4 dock level doors and 2 level access doors
- LED lighting & partially racked
- Self-contained 40m concrete yard
- 1 mile (approx.) to M1 Motorway Junction 28

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Size 64,002 sq ft (5,945.45 sq m)

Location

Wincobank Way forms part of the South Normanton industrial estate with access provided from Berristow Lane connecting to the A38 and is approximately one mile drive to J28 of the M1. This established commercial location has attracted numerous key occupiers including Eurocell, Alloga UK, Radius Systems and Diversey. Excellent road connectivity and competitive labour rates underpin the attraction of this location.

Description

Unit 2 sits upon a 3 units scheme known as The Nursery, built in 2006. The property is a detached steel portal frame unit with the following key features:

- 10m clear working height
- 4 dock level loading doors & 2 level access loading doors
- LED lighting
- Partially racked
- Floor loading of 50kN/m2
- Two storey office (open plan) and welfare facilities
- 40m concrete surfaced, fenced and gated yard
- 76 marked car parking spaces

Accommodation

Measured to provide the following Gross Internal Area:

Description	SQ M	SQ FT
Ground floor Warehouse	4,046.77	43,559
Ground floor Undercroft	158	1,701
Ground floor office/showroom	362.41	3,901
Ground floor WC's/canteen	103.10	1,110
First floor office	262.77	2,828
Mezzanine – first	502.01	5,404
Mezzanine - second	510.89	5,499
Total	5,945.95	64,002

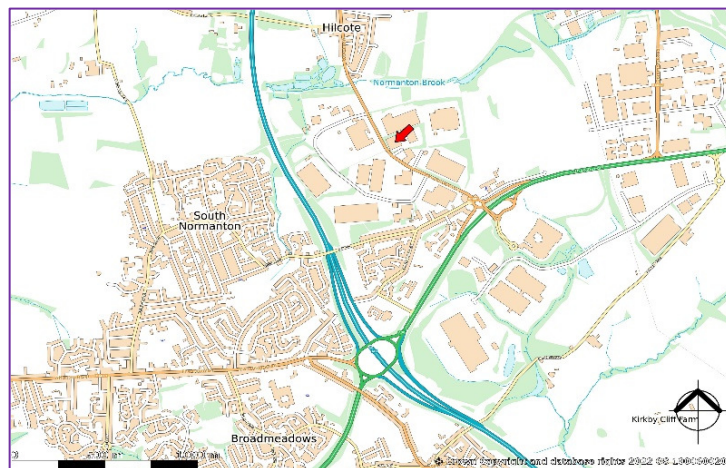
Planning

The property benefits from a consent for B8 (storage and distribution).

EPC Rating - TBC post refurbishment

Business Rates

The property is assessed as “warehouse and premises” with a 2017 Rateable Value of £169,000.



Terms & Rent

The premises are available to let by way of a new FRI lease upon terms to be agreed. Quoting rent of £380,000 per annum exclusive.

Further Information & Viewings

Please contact the sole letting agents CPP:
 Sean Bremner
 M: 07541 505980
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Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

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