



## Workshop/Fabrication Shop with Craneage Size 26,590 sq ft (2,470.25 sq m)

- Self-contained industrial workshop building
- Cranes – 5T, 10T, 15T, 20T & 25T
- Generous yard and separate car parking area



# Workshop/Fabrication Shop with Craneage

## Size 26,590 sq ft (2,470.25 sq m)

### Location

The Maun Valley Industrial Park is located on the eastern side of Sutton in Ashfield in North Nottinghamshire. The position is amongst key, established industrial estates benefitting from ease of access to the A38 and A617 which provide onwards connections to both J28 and J29 of the M1 and also the A1. The nearby towns of Mansfield, Kirkby in Ashfield and Sutton in Ashfield present labour opportunities with public transport connections.

### Description

The property comprises a detached and self-contained workshop unit of a portal frame construction providing accommodation across two bays featuring integral offices/welfare facilities. The property is undergoing some refurbishment and reconfiguration works to improve the building and increase external yards space. Key features are listed below:

- Eaves height ranging from 6.7m to 8.7m
- 4 Level access loading doors
- 5 overhead cranes (5T, 10T, 15T, 20T and 25T)
- Concrete floor slab
- Offices/welfare/stores/WCs
- Generous external concrete yard area
- Separate surfaced car parking area for 26 cars.

### Accommodation

Description	SQ M	SQ FT
Workshop Bay 1	1,067.33	11,489
Workshop Bay 2	1,291.28	13,899
Offices (first floor)	111.64	1,202
<b>Total</b>	<b>2,470.25</b>	<b>26,590</b>

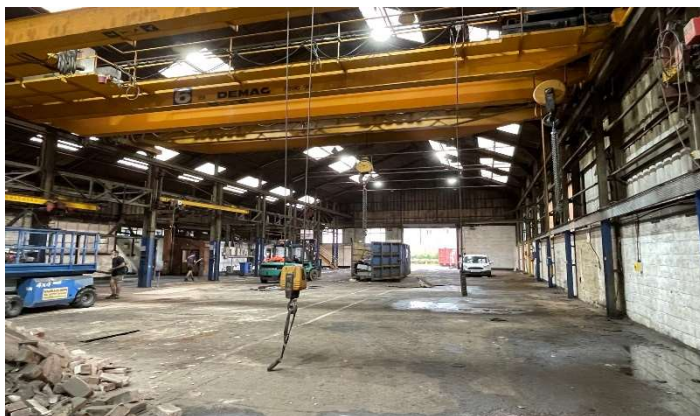
There is an external outbuilding of 2,334 sq.ft. that could be retained if needed or removed to increase the yard.

### Rateable Value

The property has a current Rateable Value of £63,000. Approximate rates payable of £32,250 p.a.

### EPC Rating

A compliant EPC will be provided following the refurbishment.



### Terms

The premises are available to let by way of a new FRI lease upon terms to be agreed. Quoting rent £125,000 p.a.

### Craneage

The tenant will take on the responsibility for ongoing servicing and certification of the cranes during the tenancy.

### Further Information

For further information please contact the sole agents CPP  
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### Date of Particulars

September 2023



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