



High Quality Light Industrial/Warehouse Unit 3,865 sq.ft. (359.07 sq.m.)

- Established and popular industrial/trading estate
- High quality finishes throughout
- Level access loading door
- Available August/September 2024

High Quality Light Industrial/Warehouse Unit – To Let

3,865 sq.ft. (359.07 sq.m.)

Location

The unit located on the established Old Mill Lane Industrial Estate fronting Farmway. The estate is conveniently located to the immediate North of Mansfield town centre with ease of access to A60 and A6009 forming the town's ring road and key arterial route, providing onward connections to neighbouring towns and the motorway infrastructure.

Nearby occupiers cover numerous sectors and include ALDI, Lidl, Jewson, Howdens, United Carpets, GSF Car Parts and JD Gyms.

Description

The building is of steel portal frame construction with elevation cladding with single pitched roof incorporating translucent roof panels to some 10% cover.

Key features include:

- 6.2m internal eaves height
- Level access loading door
- Warehouse lighting
- Office element
- Concrete floor slab
- Forecourt parking and loading

	Sq ft	Sq m
Warehouse	3,640	338.16
Office	225	20.90
Total	3,865	359.07

Services

Mains water, electricity and drainage. Interested parties should ensure capacity is sufficient for their use.

Rent

The building is available TO LET by way of a new Full Repairing & Insuring lease at a rent of £33,000 per annum exclusive. Leases are drawn up outside of the Landlord & Tenant Act 1954.

Service Charge

The landlord levies a service charge upon the tenants of the estate, each paying a fair and reasonable contribution towards the estate management.



Business Rates

The property is assessed as “Workshop & Premises” and has a Rateable Value of £23,250.

Planning

The property has previously been used for light industrial and storage and distribution purposes. Interested parties must rely on their own enquiries of the planning department at Mansfield District Council.

EPC Rating

An EPC has been commissioned and will be provided to interested parties

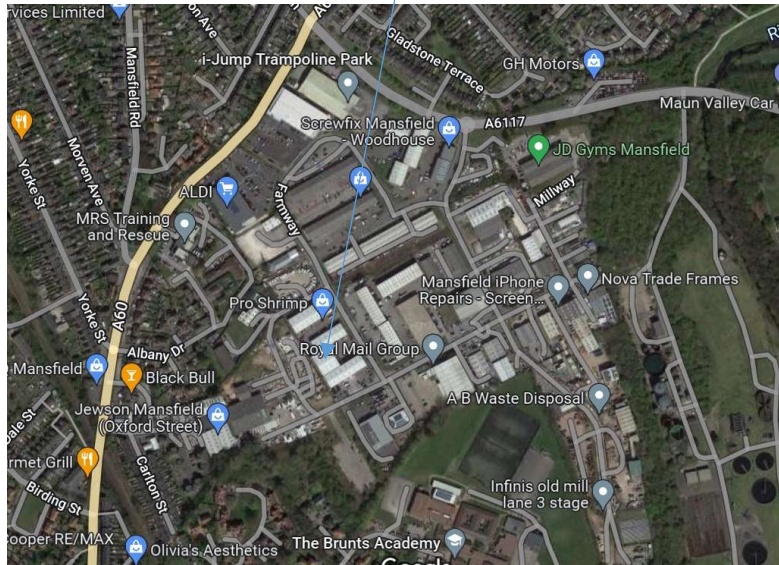
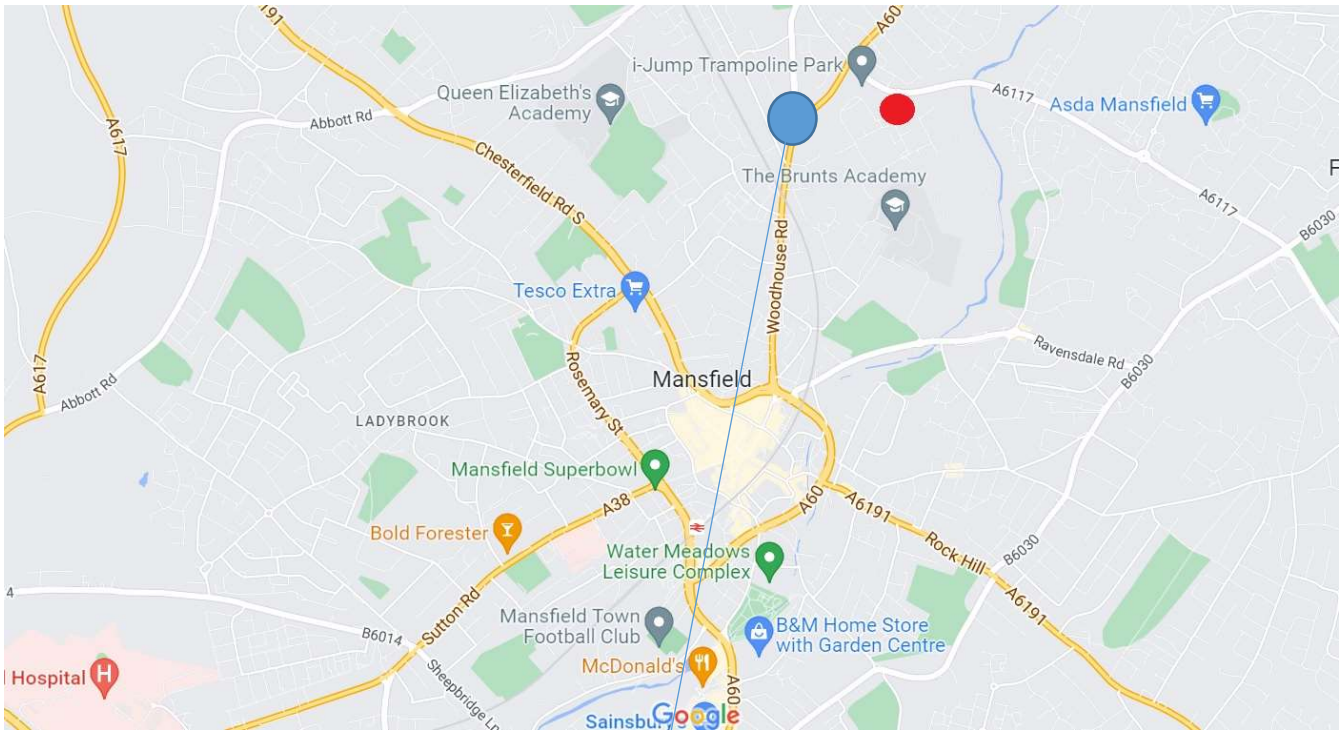
VAT

VAT will be charged on the rent at the prevailing rate.

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Further Information or viewing please contact:

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