



Retail Warehouse / Trade Counter Unit

17,833 Sq Ft (1,656.69 Sq M)

- To Be Refurbished
- LED Warehouse Lighting
- Two Loading Doors
- 5.3m Internal Eaves Height
- Office, WCs and Kitchen

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Location

The property is located in a highly prominent location on the south side of the A38 Sutton Road approximately one mile to the south west of Mansfield town centre. The M1 is approximately 5 miles to the south west via the A38 and also further north via the A617.

The property lies immediately adjacent to the Pentagon Chrysler/Vauxhall car dealership, while the Kings Mill Hospital lies within a quarter of a mile to the west. Also nearby is a large Morrisons food store, a major B&Q superstore and a range of other occupiers including McDonalds and Travelodge.

Description

The property comprises a detached retail warehouse of steel portal frame construction with metal profile sheet elevations and a profile pitched and clad roof benefitting from warehouse lighting, level access loading and 5.3m eaves height.

Internally, the building benefits from office and ancillary accommodation featuring two WCs and kitchen / break room. Externally, there is ample car park to the front of the building with secure yard and delivery delivery access to the side along the west elevation of the building.

The property is to undergo refurbishment ready for occupation from late Q1 2025.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	16,917	1,571.59
Office /Ancillary	916	85.1
TOTAL	17,833 SQ FT	1,656.69 SQ M

Terms

The premises are immediately available by way of a new full repairing and insuring lease

VAT

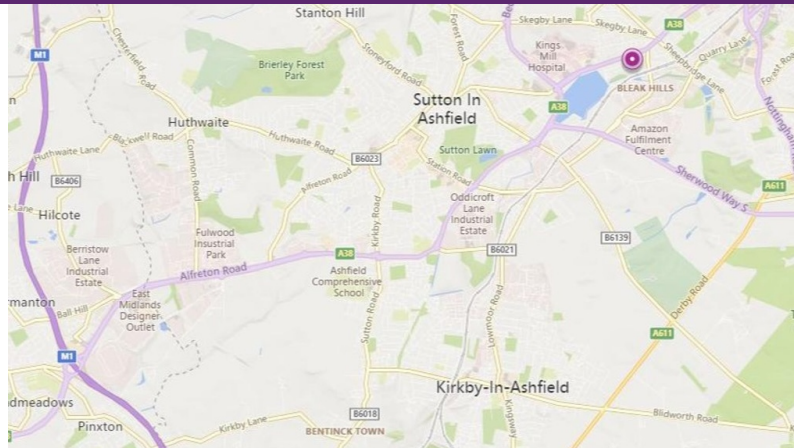
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The Rateable Value for the property is £47,750 (April 2023)

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

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

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
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