



Industrial Workshop/Fabrication Unit with Substantial Craneage 26,814 Sq Ft (2,491.02 Sq M)

- Available May 2025
- Overhead cranes (5T, 10T, 15T, 20T, 25T)
- Up to 8.6m eaves height
- 4 Level Access Loading Doors

Industrial Workshop/Fabrication Unit with Substantial Craneage

26,814 Sq Ft (2,491.02 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 unit benefits from a large yard and separate car parking area, for 25 cars.

- Key Features Include:
- Multiple Overhead Cranes
 - Up to 8.6m Eaves Height
 - 4 Level Access Loading doors
 - LED Lighting
 - Substantial Yard Area
 - Toilet and Kitchenette Provision
 - First Floor Offices
 - 4 EV Charing Points

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	22,015	2,045.19
GF Welfare/Offices	3,366	312.7
FF Offices	1,433	133.13
TOTAL	26,814 SQ FT	2,491.02 SQ M

Terms

The building is available To Let by way of a new FRI lease upon terms to be agreed.

VAT

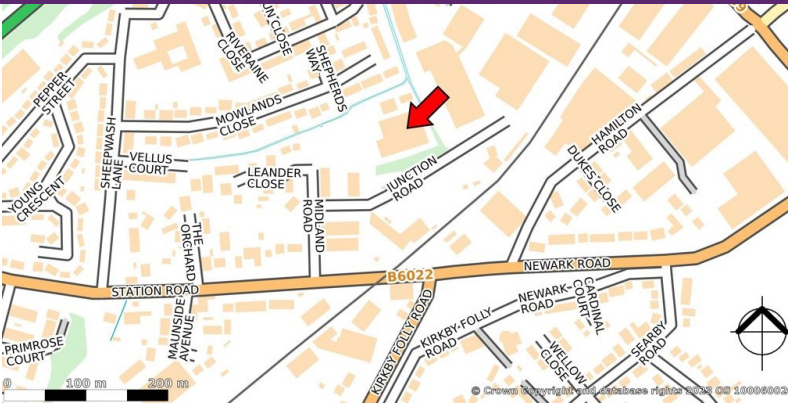
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

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

EPC Rating

The property has an EPC rating of F



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 bear their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
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