

**REAR LAND – TO LET**  
**The Sockmine Business Park**  
**Coxmoor Road**  
**Sutton in Ashfield**  
**Nottinghamshire**

SAT NAV REF:

**NG17 5LA**

- Site situated to the rear of the Sockmine Business Park off the A38 Kingsmill Road East.
- Suit range of open storage type uses (subject to planning)
- Site Area circa - 0.39 HA (0.96 Acre)
- To let on new contracted out lease
- **RENTAL - £36,000 pax**

TEL: **0115 986 3555****RICS**the mark of  
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- K. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers/tenants should, however, make their enquiries into such matters prior to purchase/letting.
- L. All prices, rentals and service charges are quoted exclusive of VAT and interested parties are asked to take independent advice.

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## **LOCATION**

The premises are situated to the rear of the Sockmine Business Park off Coxmoor Road which is off the A38 Kingsmill Road East.

The location therefore offers excellent access to the local labour force and road links to M1 Junction 28 and the Rail Station via Sutton Parkway.

The Sockmine Business Park provides multi occupied mainly workshop and warehouse accommodation. Occupiers within the Sockmine include Crossfit Hexis Gym, SD Automotive, Judson Signs, British Bike Hire and Roy Lowe & Sons.

## **DESCRIPTION**

The land is situated to the rear of the established Sockmine Business Park and available to let on a new lease.

Discussions to be had in relation to the potential availability of power. There is an electric sub-station on the side to the right of the Sock Mine from the rear and a potential water supply.

Also, for the installation and upgrading of additional security fencing/gates/barriers.

The land has been cleared of vegetation with the tenants to lay whatever top surface they may require depending on the usage.

The land could suit a range of open storage uses including plant & machinery, containers, pallets and the tenants may wish to install a temporary Portakabin's, Portaloo's, Lighting and such like to suit their needs (subject to any planning permissions that may be required).

## **ACCOMMODATION**

**Land only**

**Site area – circa 0.39 ha (0.96 acre)**

## **TENURE**

A new contracted out lease up to 5 years to be agreed.

## **RENTAL**

£36,000 pax

## **BUSINESS RATES**

We understand that the premises are not Assessed separately at the present time and the VOA will assess the land accordingly upon occupation.

Interested parties are asked to contact the VOA or Local Authority in respect of any Business Rates. The Assessments may change dependant on the nature of the use.

## **SERVICE CHARGE**

Dependent on the access arrangements and use of any communal yard/access via private roadway facilities, a service charge to be levied in respect of maintenance and upkeep of those communal areas being a fair proportion.

## **BUILDINGS INSURANCE**

There are no buildings on the site and do not believe there would be any buildings insurance levied (save as to fencing and third-party liability - as part of the wider Sockmine Business Park).

## **PLANNING**

The land has been vacant for a number of years and interested parties are asked to contact Ashfield District Council Planning Department. Telephone no: 01623 450000.

Neither New West Ltd nor any joint agents or landlords offer any warranty in respect of the Planning, Building or other Statutory Regulations and interested parties are asked to make their own enquiries.

## **LEGAL FEES**

The incoming tenants to pay the landlords legal costs incurred in the transaction abortive or otherwise.

## **VAT**

VAT will not be charged on the rental; however, VAT will be charged on the service charge. The position with regard to VAT is reserved at all times.

## **ANTI-MONEY LAUNDERING POLICY**

In accordance with Money Laundering Regulations, two forms of ID, references and confirmation of the source of funding will be required from the successful tenant.

**VIEWING**

Strictly by appointment through the agents:  
**New West, 17 The Triangle, NG2 Business  
Park, Nottingham, NG2 1AE. Telephone:  
0115 986 3555 & Philip Westin-Hardy 07771  
754384**

**PNW/1715LAND/5.25**



**NOTES**

All critical measurements should be checked on site prior to design work being undertaken.

No liability will be taken for this plan if based on a 3rd parties.

This drawing has been created in accordance with the Land Registry Practice Guide 40.

Any colouring, shading or wording detailed on the plan are not the responsibility of Survey Hub.

**PROJECT**

Estate Plan  
Sockmine Business Park  
Coxmoor Road  
Sutton-in-Ashfield  
NG17 5LA

**CLIENT**

Mertim Ltd

**SCALE**

1:1000

**PAPER SIZE**

A3

**DRAWN**

MH/ JM

**CHECKED**

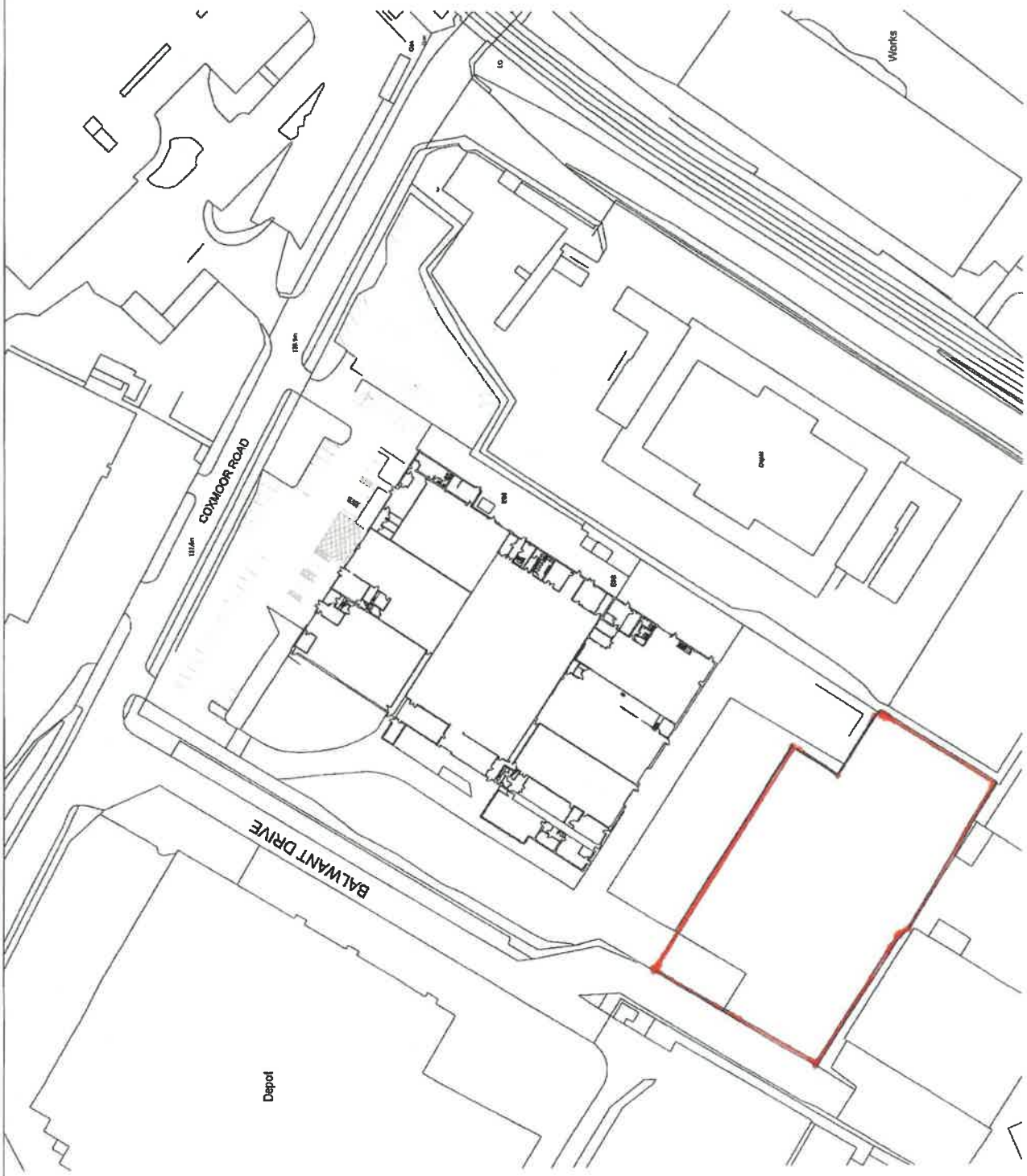
MG

**Drawing No.**

6804

**DATE**

26/11/2024



Site Location Plan  
Scale 1:1000



Scale 1:1000