

# TO LET

Modern Warehouse Near J28 (M1)  
& A38

From 6,930 to 13,860 Sq Ft



**Units 1 - 2 Fulwood Place**

Brookside Way, Huthwaite, NG17 2NL



# TO LET - HIGH QUALITY WAREHOUSE CLOSE TO M1 (J28) & A38



**UNITS 1-2 FULWOOD PLACE, BROOKSIDE WAY,  
HUTHWAITE, SUTTON-IN-ASHFIELD, NG17 2NL**



**High quality warehouse with good sized yard and  
close to J28 (M1) & A38**

- Well located high quality industrial / warehouse premises with offices
- Potential to lease as a whole or may be available to split
- Space available from 6,930 to 13,860 sq ft
- Max eaves height of 7.38m
- Established location a short drive to J28 (M1) & A38 at Pinxton Interchange
- 30 Minute drive to East Midlands Airport, Nottingham, Sheffield & Derby
- Good useable yard of circa 0.53 acres (46m depth)
- Fantastic opportunity for logistics occupiers



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# TO LET - QUALITY WAREHOUSE PREMISES WITH YARD

## Location

The property is excellently located approx 1.5 miles from J28 (M1) and A38 motorway network.

Located directly off Brookside Way, Sutton-in-Ashfield, the property sits within a well established industrial location popular with a range of occupiers and increasingly popular with last mile logistics due to the excellent road communications and being in easy reach of major towns and cities which include Nottingham, Derby, Sheffield, Chesterfield and Mansfield. The nearest towns are Sutton in Ashfield and Mansfield, which have a combined population of around 160,000.

## Description

A rare opportunity to lease a high quality detached industrial / warehouse premises in a popular location close to M1 corridor and A38.

The property comprises two identical industrial units interlinked to provide a detached premises up to 13,980 Sq Ft. The property is available immediately either as a whole or it could be split subject to status and demand. The property benefits from a good quality modern office block to the front elevation providing office, kitchenette and WC facilities, interlinked from the main warehouse, which can also be easily split if required.

The property benefits from the following specification:

- Warehouse from 6,930 to 13,860 Sq Ft
- Min eaves of 5.2m with max of 7.38m
- Modern office block linked to the warehouse
- Two automatic roller shutter doors
- Secure gated entrance to the site
- External yard of up to 0.53 acres with a max 46m max depth
- Site area of 1.16 acres
- Heated warehouse
- Secure & gated yard with automated gates & barrier system
- Polished concrete floor
- Racking apparatus available by way of separate negotiation

This provides a rare opportunity for well located warehouse premises with a good sized yard in easy reach of the M1 & A38 which would suit a range of industrial and warehouse businesses.

## Accommodation (Gross Internal Area)

	Sq M	Sq Ft
Unit 1	643.81	6,930
Unit 2	643.81	6,930
Total	1,287.64	13,860

Total Site Area: 1.16 acres  
Useable Yard Area: 0.53 acres (46m max depth)

## Guide Rental

Price upon application. Please contact the agent.

Available to let on FRI terms for a term to be agreed.

## Business Rates

The property has a Rateable Value of £67,000 (1st April 2017)

## VAT

VAT is applicable.

## Services

Mains water, gas central heating, drainage and three phase electricity are connected. Although none of these services have been checked or tested by Fisher German.

## EPC

Please contact the agent for a copy.

## Anti Money Laundering

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

## Viewings

Strictly by prior arrangement with the agent.



# TO LET - UNITS 1 - 2 FULWOOD PLACE, BROOKSIDE WAY, HUTHWAITE, NG17 2NL



## Approximate Travel Distances

## Locations

- Nottingham (14 miles)
- Mansfield (6 miles)
- M1 & A38 (2 miles)

## Sat Nav Post Code

- NG17 2NL

## Nearest station

Sutton Parkway (3.2 miles)

## Nearest Airports

- East Midlands Airport (24 miles)



### Please Note

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