

A1 EXTENSION MARK STREET

Sandiacre, Nottingham, NG10 5AD



KEY FEATURES

- Rent: £165,000 per annum
- 25,768 Sq Ft (2,393.85 Sq M)
- 8.9m eaves
- Fully racked for approx. 2800 pallets
- Forecourt loading and parking
- Town Centre
- Superbly positioned 1.2 miles from J25 M1 and A52
- Next to DX Network Services and Lidl

OMEETO NOTTINGHAMSHIRE

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TO LET - MODERN WAREHOUSE

LOCATION

Sandiacre is a popular town in the Erewash district of Derbyshire, 5.5 miles east of Nottingham and 9.5 miles west of Derby.

Mark Street Industrial Estate is located south of Station Road (the B5010). Station Road is a main thoroughfare through Sandiacre providing an excellent range of shops, restaurants and town centre conveniences. Nearby occupiers include Lidl, Burger King and the highly regarded La Rock Restaurant.

Mark Street Industrial Estate is one of the larger industrial sites in the locality with occupiers include My-Furniture and DX Network Services.

Commuter and public transport links are provided via J25 of the M1 Motorway just 1.5 miles southwest.

DESCRIPTION

1.2 miles from J25 M1. The unit is approximately 60 x 38 m with 8.9m eaves. WC and Office facilities can be provided in adjoining bay. Racked for approximately 2,800 pallets. There is a landlord preference to identify a traditional warehouse operator to continue the current use.

This is currently interconnected with A2 but can be portioned off.

ACCOMMODATION

The accommodation has been measured on a Gross Internal Area (GIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
Main Bay	24,542	2,279.95
Office and WC's	1,226	113.9
TOTAL	25,768	2,393.85

PLANNING

We understand the property has been use for B8 (Storage or distribution) of the Town and Country Planning (Use Classes) Order 1987. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

We understand all mains services including Three Phase are connected to the property. Electricity shall be sub metered. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The warehouse currently forms part of a much larger rating assessment with the approximate RV attributed being £85,000. Current rates payable being c £43,000. If occupied separately the unit may need to be reassessed at a higher rate. Parties must satisfy themselves as to the rates position.

SERVICE CHARGE

Is payable for the running, maintenance and up keep of the common, shared and external areas.

The current service charge budget is £0.30 per Sq Ft.

TENURE

Industrial unit to let by way of a new lease for an initial term of up to 5 years. Short term lets considered.

RENT

The premises is available to rent for £165,000 per annum.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

EPC

A (12)

VIEWING

Please check our website. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

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PARTICULARS UPDATED

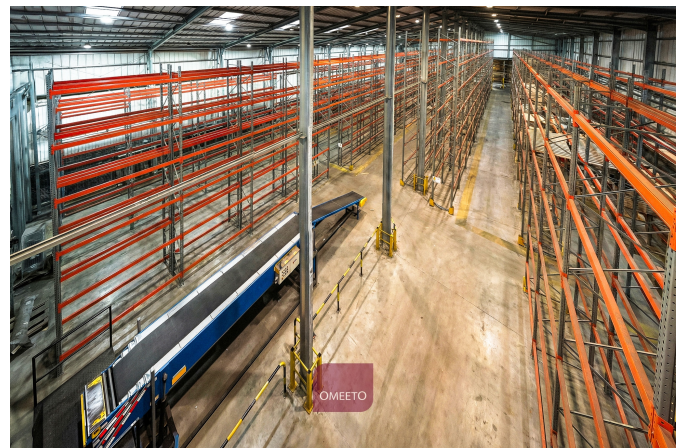
30-Jan-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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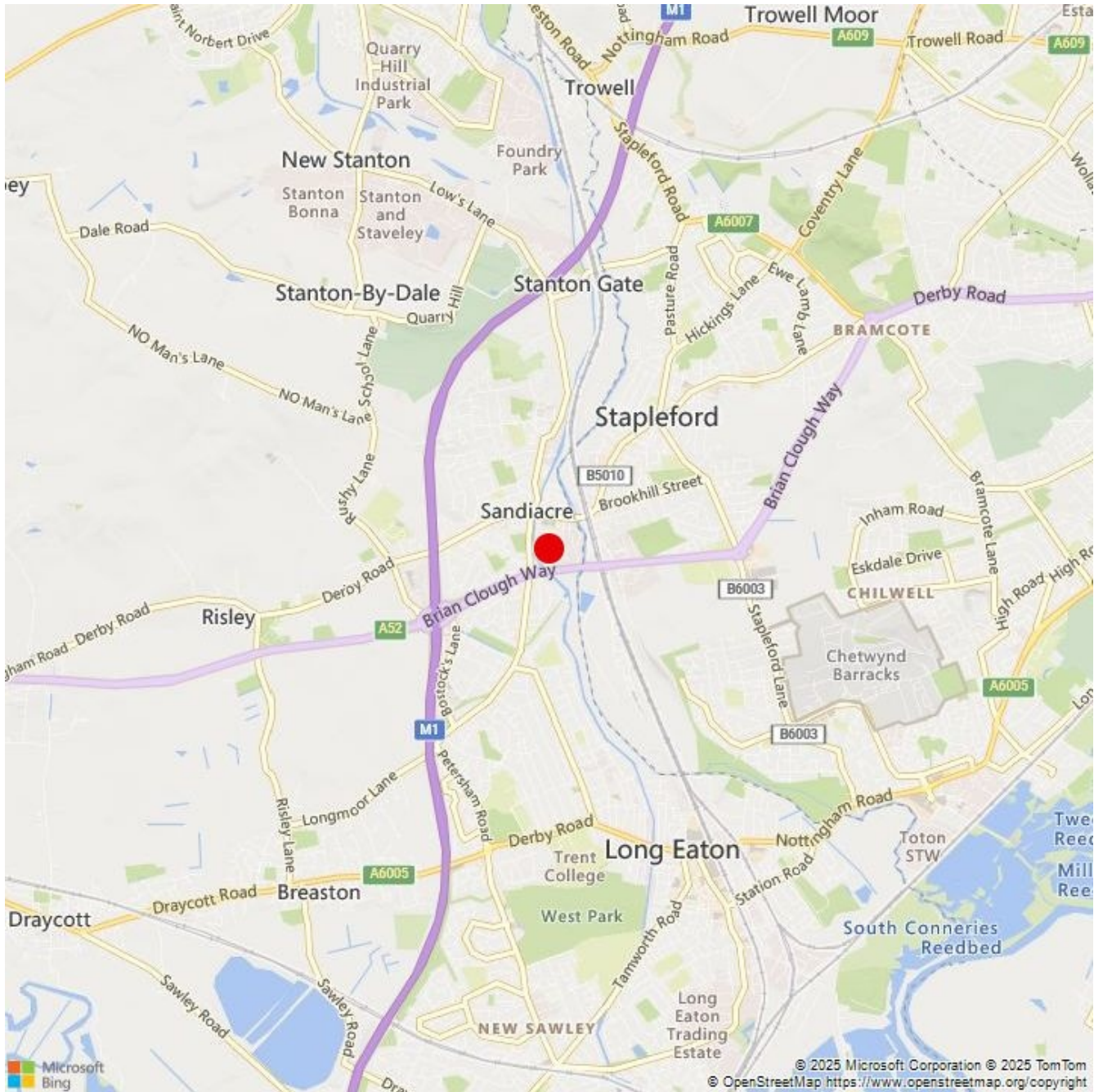
IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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