

WAREHOUSE, TO LET

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 2800 pallets
- Forecourt loading and parking
- Established estate
- Next to DX Network Services and Lidl
- Superbly positioned 1.2 miles from J25 M1 and A52

OMEETO NOTTINGHAMSHIRE

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LOCATION

Sandiacre is a well-established commercial location in the Erewash district of Derbyshire, approximately 5.5 miles west of Nottingham and 9.5 miles east of Derby.

Mark Street Industrial Estate is located just south of Station Road (B5010), one of the main routes through Sandiacre, providing a good range of shops, restaurants and town centre amenities. Nearby occupiers include Lidl, Burger King and the highly regarded La Rock restaurant.

Mark Street is one of the larger established industrial locations in the area, with occupiers including HP Asia, My-Furniture and DX Network Services. Junction 25 of the M1 and the A52 are approximately 1.2 miles away, providing excellent access to Nottingham, Derby and the wider motorway network.

DESCRIPTION

Modern fully racked warehouse with capacity for approximately 2,800 pallets, 8.9m eaves and two level access loading doors. Excellent location just 1.2 miles from M1 Junction 25, providing highly accessible distribution space between Nottingham and Derby.

The main warehouse bay measures approximately 60m x 38m and benefits from LED lighting, together with office and WC facilities.

The landlord has a preference for a traditional warehouse occupier to continue the existing use.

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 larger rating assessment with the approximate RV attributed being £90,000. Current rates payable being c £45,000. 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

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VIEWING

Please contact us or visit www.omeeto.co.uk for full details and a virtual tour. 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

08-Aug-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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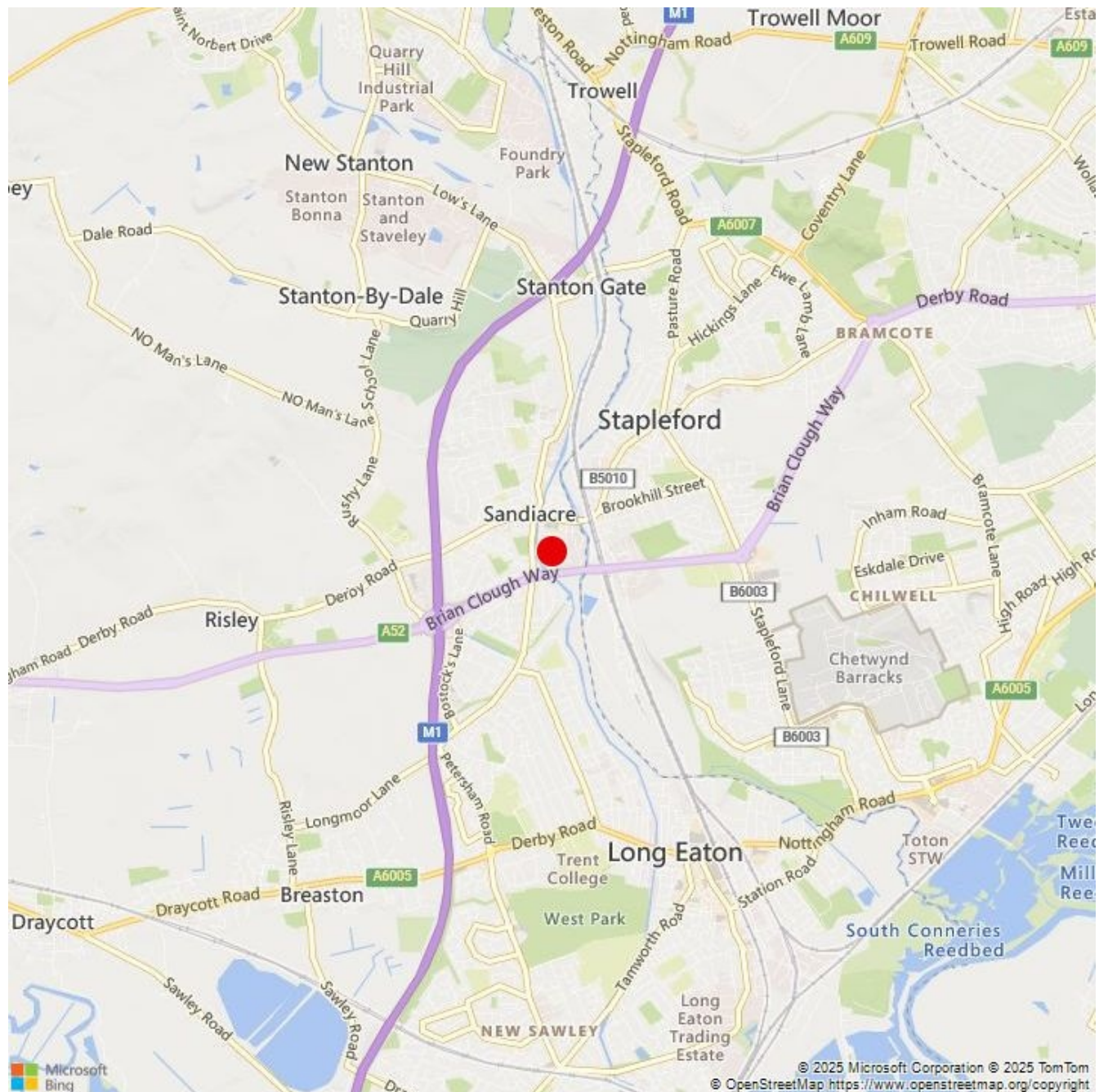
IMPORTANT NOTICE

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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