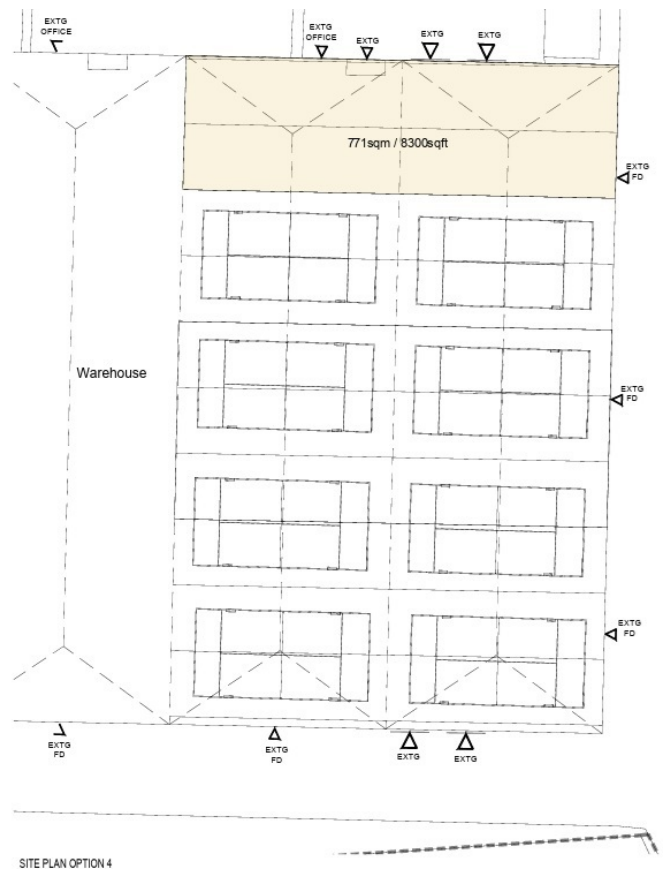
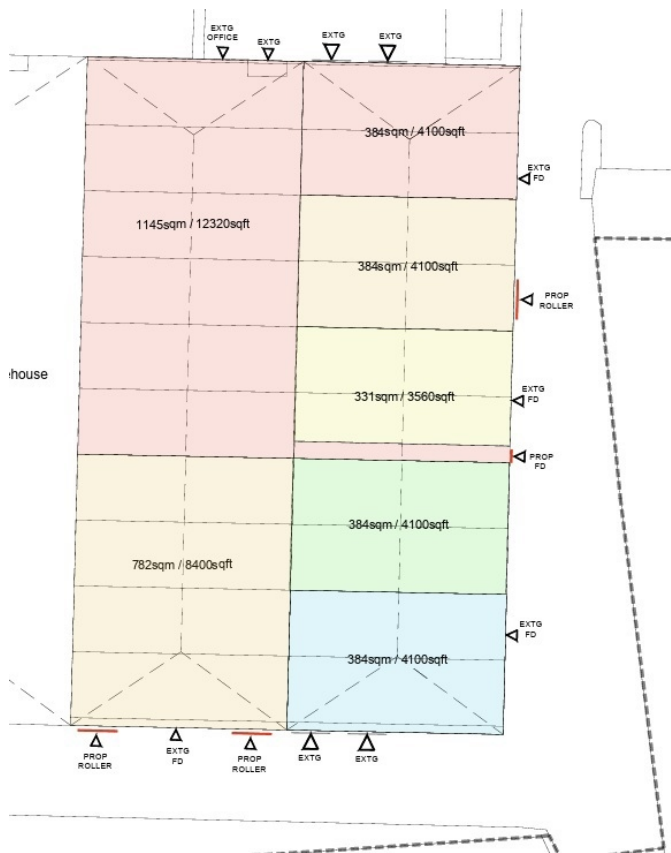


NEW UNITS, MARK STREET

Sandiacre, Nottingham, NG10 5AD



KEY FEATURES

- Rent: £7.50 per Sq Ft
- 3,560 - 43,712 Sq Ft (330.72 - 4,060.84 Sq M)
- Expressions of interest invited
- Proposals for units from 3,560 sq ft
- Can accommodate up to 43,712 sq ft
- 6m eaves
- Just 1.2 miles from J25 M1 and A52
- Neighbouring DX Network Services, Furniture and Lidl

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TO LET - NEW UNITS

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 1.2 miles southwest.

DESCRIPTION

Large Warehouse to Let. 1.2 miles from J25 M1. Ample parking. May split to suit requirements - proposals for subdivision into self-contained units from 3,560 sq ft. Each unit would have 6m eaves, WC, tea point and level access door.

Internally, the building offers extensive warehouse or potential production space. The premises benefits from LED lighting, sprinkler system and gas blowers. There are four loading doors (2 to the front and 2 to the rear), each c.4.25m wide x 4.6m high. The building has a well-appointed yard to the front with parking and delivery space, plus a service yard to the rear.

Within the block is a recently refurbished two-storey office to rent, providing open-plan workspace, meeting rooms, kitchen and WC facilities.

Warehouse to Let in Sandiacre, Nottingham NG10 5AD.

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
Proposed Unit 1	12,320	1,144.53
Proposed unit 3	3,560	330.72
Proposed unit 4	4,100	380.89
Proposed unit 2	4,100	380.89
Proposed unit 5	4,100	380.89
Proposed unit 8	8,400	780.36
TOTAL	43,712	4,060.84

PLANNING

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

SERVICES

Units would be provided with a sub metered 3 phase electric supply.

RATING

The upon completion of separation works the units would need to be separately assessed for rating purposes.

SERVICE CHARGE

Is payable for the running, maintenance and up keep of the shared 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 a minimum term of 5 years.

RENT

The premises is available to rent for £7.50 per Sq Ft.

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

D (79)

VIEWING

Please contact us or visit www.omeeto.co.uk for full details. Physical viewings with proceedable parties can be arranged on request by contacting OMEETO or our Joint Agent Will Torr of HEB. THE Agents 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

27-May-2026

NOTE

Plans, maps drawings are not to scale.

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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

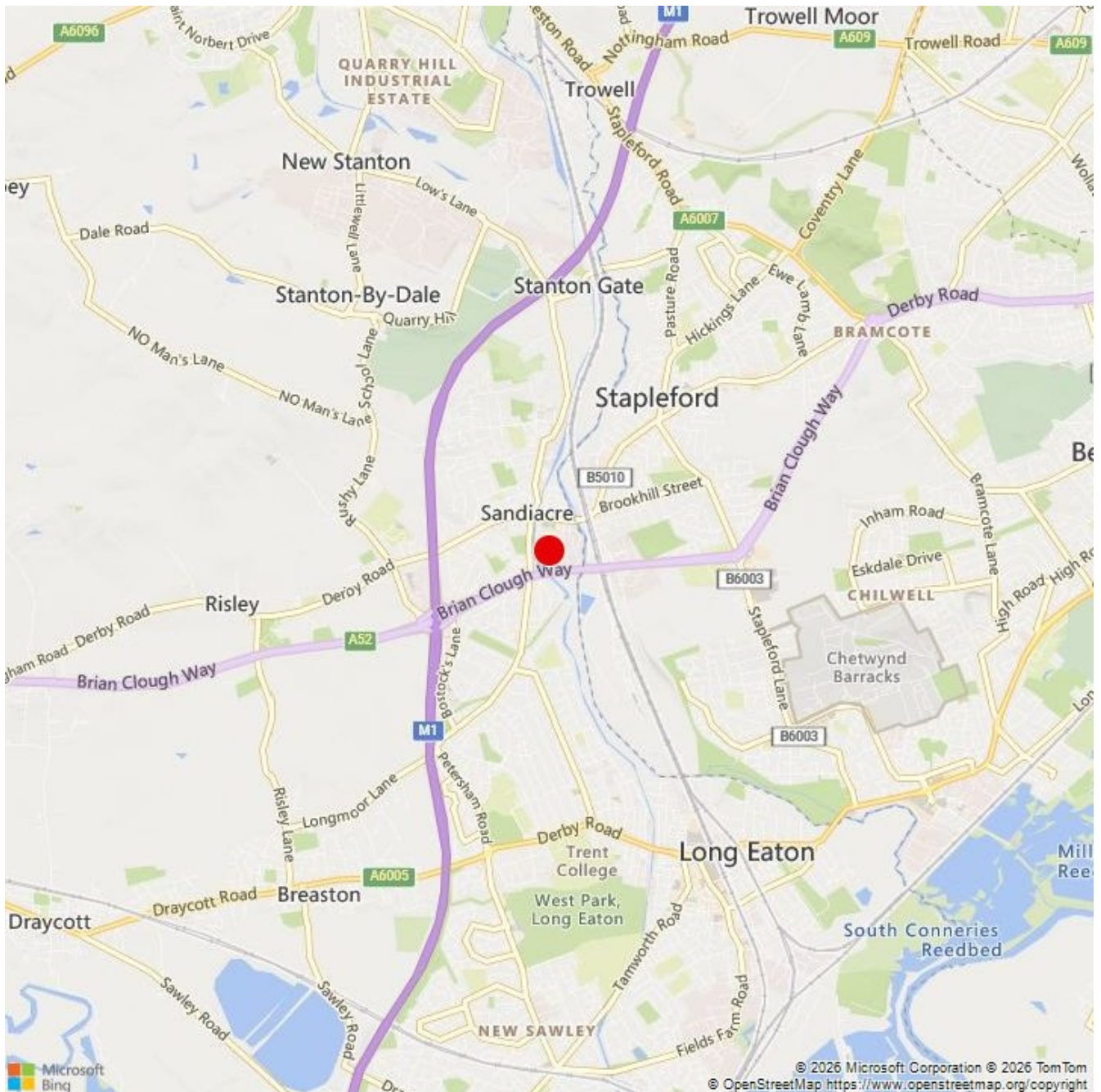
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2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

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.

The OMEETO logo, consisting of the word 'OMEETO' in white capital letters on a dark red background with rounded corners.

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