

LAST UNIT AVAILABLE

PHASE 1, PORTLAND DRIVE

Shirebrook, Mansfield, Nottinghamshire, NG20 8SJ



Key Highlights

- Good industrial location with convenient access to Mansfield, Worksop and the M1
- New build industrial/warehouse unit
- Approved E (g), B2 & B8 planning permission
- Available to rent or buy
- Immediately available
- Final unit available

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LOCATION

Shirebrook benefits from good communications with Junction 29 of the M1, approximately 6 miles to the west. Mansfield lies approximately 5.5 miles to the south, Worksop approximately 12.5 miles to the north east, Chesterfield approximately 11 miles to the north west and Nottingham approximately 22 miles to the south.

The property is situated close to Brook Park, the home of Sports World's national distribution depot. Access to the property is directly from Portland Drive.

DESCRIPTION

The property comprises a brand-new business unit within a recently completed terraced development. The specification of the unit includes the following:

- Steel portal frame with mono-profile pitched clad roof
- Solid concrete floors
- Eaves height of 6 metres



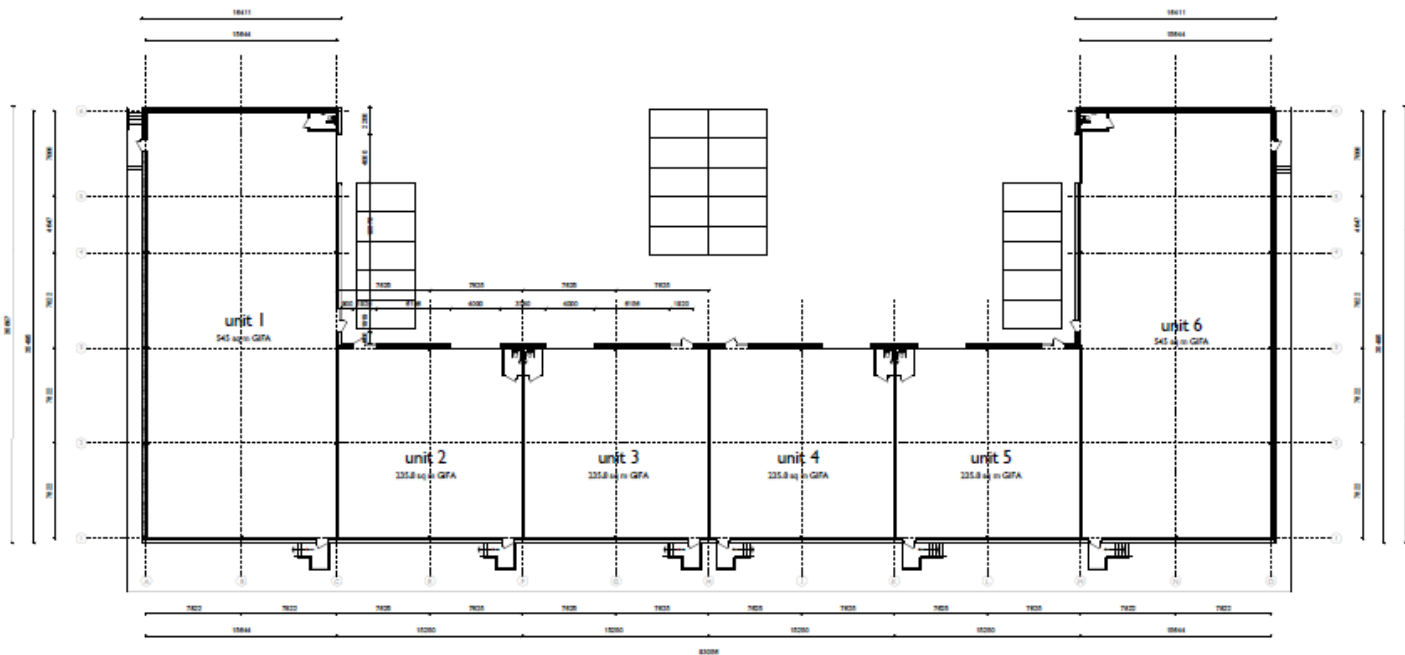
- Translucent roof lights
- High bay LED lighting
- Three phase power
- Electric roller shutter doors
- Personnel doors
- WC facilities
- Allocated car parking
- Security alarm and CCTV
- Self-contained gated site

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PLANNING

- E (g) Light Industrial
- B2 General Industrial
- B8 Storage or Distribution

AVAILABILITY SCHEDULE AND PRICING

UNIT	SQ M	SQ FT	RENT (PER ANNUM)	PRICE
1	545.0	5,866	LET	LET
2	235.8	2,538	£21,500	£355,000
3	235.8	2,538	LET	LET
4	235.8	2,538	LET	LET
5	235.8	2,538	LET	LET
6	545.0	5,866	LET	LET

TENURE

The unit is available on a new lease agreement or the freehold interest is available to buy.

BUSINESS RATES

The unit has yet to be assessed for rating purposes. Small business rates relief may be available depending on the type of business leasing the unit. Interested parties are advised to make their own enquiries direct of the local authority, Bolsover District Council.

EPC

The EPC rating is to be assessed upon completion.

VAT

VAT is applicable to the rent and purchase price.

SERVICE CHARGE

A service charge will be payable towards the upkeep and maintenance of the common areas of the estate. Further information is available via the agent.

VIEWINGS AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact the Joint Sole Agents.

CONTACTS

For further information please contact:

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