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## **Unit 19-23, Block 4 Hallam Way, Mansfield Woodhouse, NG19 9BG**

**To Let £46,000 pa**

Prominently located detached Showroom/Trade Counter unit

- Opposite from Screwfix, Greggs and FCC
- Large car park area
- Rear service yard
- EPC tbc

**430 sq m (4,622 sq ft)**

## Location

The property is located on the first entrance into the Old Mill Lane Industrial Estate in Mansfield Woodhouse.

Mansfield Woodhouse has an immediate population of approx. 19,500 (2012 census) and is within 1 mile of Mansfield. The town is located just off the A60 and within 9 miles of the M1 (J28).

## Description

The property was originally 5 units in a detached block now forming a single unit retaining the 5 loading doors at the rear.

Internally there is a small office area, WCs and a kitchen. There is air condition fitted.

The property was last used as a kitchen showroom.

The landlord will be undertaking stripping out and refurbishment works internally.

## Accommodation

Total approx. gross internal area:  
430 sq m (4,622 sq ft)

## Services

Services not tested by the agents including the air conditioning. Any tenant should satisfy themselves on availability of services.

## Business Rates

To be confirmed.

## Planning

Previously used as a showroom with storage.

## Tenure

To let on a new lease for a term to be agreed at a rent of £46,000 pa + VAT plus service charge and building insurance contributions - details upon request.

## VAT

VAT is charged.

## Legal Costs

Each party to pay their own.

## EPC Rating

TBC

## Viewing & Further Information

### Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

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Brochure prepared in June 2024



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