



## Good Quality Warehouse Unit Size 46,623 sq ft (4,331.42 sq m)

- Self-contained site totalling 4.03 Acres (1.63 Hectares)
- Internal Eaves of 7.00m
- Detached two-storey office facility
- Excellent Transport connections to M1 and Mansfield & Ashfield towns

# Good Quality Warehouse Unit - To Let / For Sale

## Size 46,623 sq ft (4,331.42 sq m)

### Location

The property is located on the popular County Industrial Estate in Huthwaite approximately 3 miles (via A38) from junction 28 of the M1 Motorway. This area has long established itself as a much sought after commercial location due to the proximity of the M1 and good labour pool. Key occupiers in the area include Eddie Stobart, Alloga, Fresenius and Doorstop.

### Description

The property comprises a self-contained steel portal frame warehouse with dedicated loading yard and parking area, positioned adjacent to a purpose built two-storey detached office building with associated parking and landscaping. The warehouse is a single bay with elevations of brick and blockwork surmounted by profile cladding to eaves. The roof is pitched and of similar profile cladding. Internally the warehouse provides a very clean storage environment with staff welfare block on a lower ground level, with a small mezzanine area.

Key features include:

- Internal eaves height of 7.00m
- 3 dock level loading doors
- 2 level access loading doors
- Racking
- Warehouse lighting and heating
- 30m yard (and side loading area)
- Potential scope for extension (s.t.p.)
- Car charging point

### Accommodation (Gross Internal Area)

	SQ.FT.	SQ.M.
Warehouse	38,719	3,597.07
Welfare	871	80.94
Mezzanine	2,481	230.51
Office Ground Floor	2,108	195.83
Office First Floor	2,444	227.07
<b>TOTAL GIA</b>	<b>46,623</b>	<b>4,331.42</b>

Site area 4.03 acres (1.63 Hectares).



### Business Rates

The premises are assessed as “warehouse & premises” with a 2017 Rateable Value of £171,000.

### EPC Rating

C-58 (4<sup>th</sup> January 2019)

### Terms & Rent/Pricing

The premises are available To Let by way of a new FRI lease upon terms to be agreed. The quoting rent is £225,000 per annum.

Consideration would be given to the sale of the freehold interest (NT257072) with vacant possession. Offers invited in the region of £3,000,000.

### VAT

VAT is applicable upon rent and the purchase price.

### Further Information

All enquiries through the sole agents.

Sean Bremner

T: 0115 896 6611

M: 07541 505980

E: sean@cpartners.co.uk

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