

BERRY HILL LOCAL CENTRE, MANSFIELD · NG18 4QY

AVAILABLE FROM OCT 2026



Last 2 Remaining Units (Can be combined)

[Map Link](#)



1,076 – 2,260 sq ft
AVAILABLE

£30k to £60k p.a.
RENT EXCLUSIVE OF VAT

October 2026
SHELL COMPLETION

27,000+
VEHICLES PER DAY ON A617

1,700
NEW HOMES IN BERRY HILL

New District Centre

Adamsway, Berry Hill, Mansfield, NG18 4SA

***LAST REMAINING UNITS |
1,076 to 2,260 SQ FT |
BERRY HILL LOCAL
CENTRE, MANSFIELD***

100 to 210 sq m
(1,076.39 to 2,260.42 sq ft)

- Last 2 Units Remaining - 1,075 sqft each and can be combined to create 2,260 sqft
- Scheme completes ready for tenant handover October 2026
- New District Centre Anchored by Tesco Express and Starbucks Drive Thru'
- Exchanged with Dominos, Birds Bakery, Wingers, Burger Boi, Opticians, Subway, Just Childcare, IVC Vets & LNT Care (66 bed care home)

New District Centre, Adamsway, Berry Hill, Mansfield, NG18 4SA

Summary

Available Size	100 to 210 sq m
Rent	£30,000 - £60,000 per annum
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

Proposed district centre, to compliment the proposed 1,700 new homes as part of the Berry Hill Development, a primary school and public open space. The proposed scheme will include, C-Store, retail, leisure, vets, opticians, chemist, care home, children's nursery and a coffee drive thru fronting the busy A617 with over 27,000 passing vehicles a day.

Location

Mansfield has a population of approximately 110,000. It is located 15 miles north of Nottingham, 25 miles north east of Derby, 30 miles south of Sheffield. Road communications are excellent with Junction 28 of the M1 motorway being located approximately 6.5 miles south west of Mansfield. The proposed scheme occupies a prominent position fronting the junction of the A617 and the A6117 onto Adamsway approximately two and half miles to the south east of Mansfield.

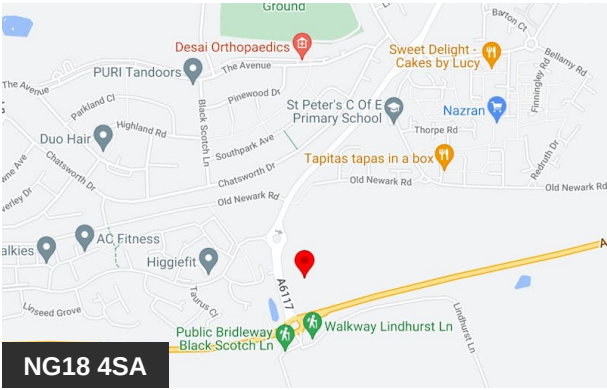
Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Availability
Ground - Coffee Drive Thru	2,195.84	-	Let
Ground - Unit 1 - Retail/Leisure Unit	1,076.39	-	Let
Ground - Unit 2 - Retail/Leisure Unit	1,076.39	-	Let
Ground - Unit 3 - Convenience Store	4,305.56	-	Let
Ground - Unit 4 - Retail/Leisure Unit	1,076.39	-	Let
Ground - Unit 5 - Retail/Leisure Unit	1,076.39	-	Let
Ground - Unit 6	1,076.39	-	Let
Ground - Unit 7	1,076.39	-	Let
Ground - Unit 8a	1,076.39	£30,000 /annum	Available
Ground - Unit 8b	1,076.39	£30,000 /annum	Available
Ground - Unit 9	5,995.50	-	Let
Ground - Children's Nursery	5,274.32	-	Let
Ground - Care Home	-	-	Sold
Total	26,382.34		

Planning

Has detailed planning and due to complete October 2026.



Viewing & Further Information



Adam Mobley
07587 133540
amobley@wsbproperty.co.uk

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1,700

NEW HOMES IN BERRY HILL



Aerial photograph — Construction site, Aug 2026



Location

Mansfield is one of Nottinghamshire’s largest towns and the principal commercial centre for the north of the county, with a district population of c.110,500 and excellent connectivity via the A38, A617 and Junction 28 of the M1.

Berry Hill Local Centre anchors the wider Berry Hill masterplan — a major residential-led development on Mansfield’s southern edge. Occupying a prominent roadside position at the A617 Sherwood Way East / Adamsway junction, the scheme benefits from over 27,000 vehicles per day and serves c.1,700 new homes alongside a new primary school, nursery, care home and community facilities.

Nottingham	15 miles	Junction 28, M1	6.5 miles
Derby	25 miles	Sheffield	30 miles
Mansfield town centre	2.5 miles	A617 traffic count	27,000+ vehicles/day



The Scheme

Berry Hill Local Centre is a landmark new mixed-use scheme extending to 26,400 sqft serving one of Mansfield's fastest-growing residential communities. The development is currently under construction, with practical completion scheduled for October 2026.

CONSTRUCTION UPDATE — AUG 2026

- Underground drainage installed and access road constructed to base course
- Foundations and steelwork for all units complete
- Practical completion of Unit 8A & 8B shell — October 2026

OCCUPIERS

Tesco Express	Convenience anchor	Wingers Chicken	Food & beverage
Starbucks	Drive Thru coffee	Berry Hill Pharmacy	Healthcare
Domino's Pizza	Food & beverage	Di Blow Opticians	Healthcare
Birds Bakery	Food & beverage	IVC Evidensia Vets	Veterinary
Subway	Food & beverage	Just Childcare	Children's nursery
Burger Boi	Food & beverage	LNT Care Home	66-bed care facility



Computer generated image — indicative only

92%

Pre-let prior to completion

1,700

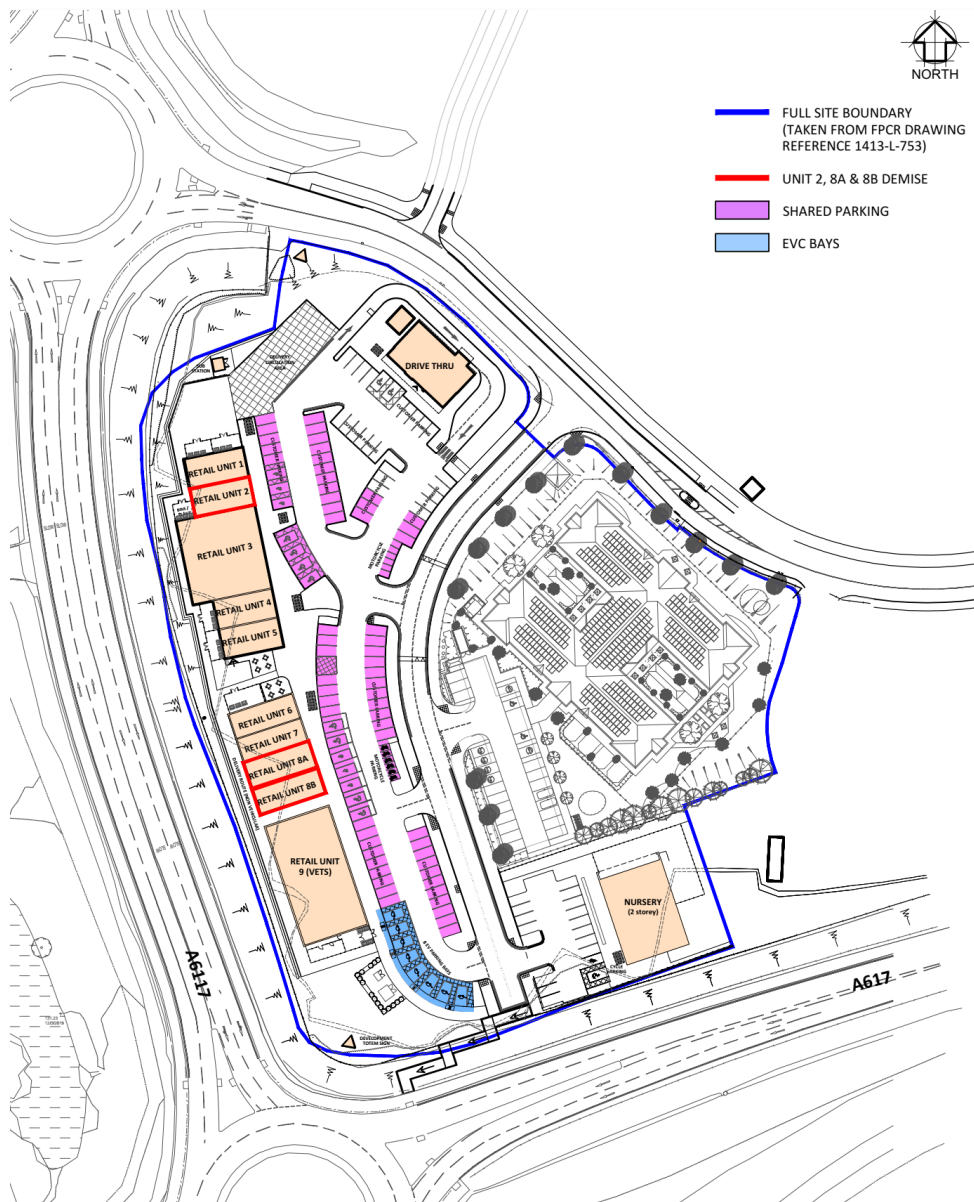
New homes in Berry Hill

27,000+

Vehicles per day on A617

6.5 miles

To Junction 28, M1



Commercial Details

PLANNING

The scheme benefits from a detailed planning consent.

AVAILABILITY

Available now for an October 2026 handover..

LEASE AND RENT

The units are available to let by way of a new full repairing lease for a term to be agreed.

The quoting rent is £30,000 pa or £60,000 pa (for both units) exclusive of VAT, rate and service charge.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

The units will not be assessed until they are constructed.

Interested parties are advised to make their own enquiries with the Local Authority.

SERVICE CHARGE

Further details are available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

EPC

The units have no energy performance rating but will be assessed post construction.

FURTHER INFORMATION

Please contact the sole letting agent:

Contact: Adam Mobley
Email: amobley@wsbproperty.co.uk
Mobile: 07587 133 540

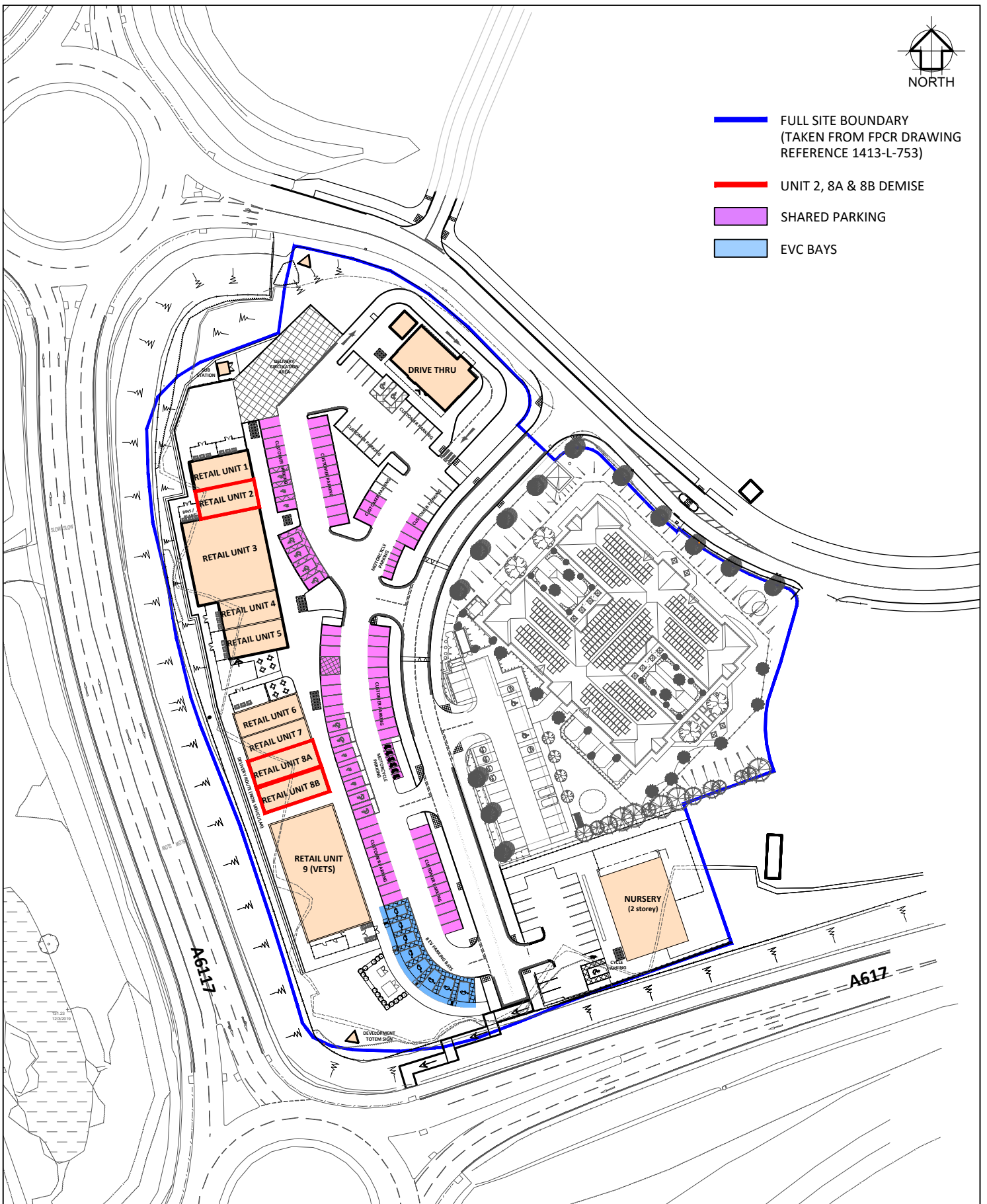


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-  FULL SITE BOUNDARY
(TAKEN FROM FPCR DRAWING
REFERENCE 1413-L-753)
-  UNIT 2, 8A & 8B DEMISE
-  SHARED PARKING
-  EVC BAYS



LEGAL

PROJECT
BERRY HILL
A6117 / A617, Mansfield, Nottinghamshire,
NG18 6AU

TITLE
DEMISE PLAN - UNIT 2, 8A & 8B

CLIENT
Northhold Group



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Drawn: GRE Check: JHJ Scale: 1:1250 @ A4 Date: December 2024

Plan Number: 220640-LG113



