

FOR SALE INDUSTRIAL/WAREHOUSE UNIT

UNIT 2, BROOKHILL INDUSTRIAL ESTATE

20 Brookhill Road, Pinxton, Nottinghamshire, NG16 6NT



Key Highlights

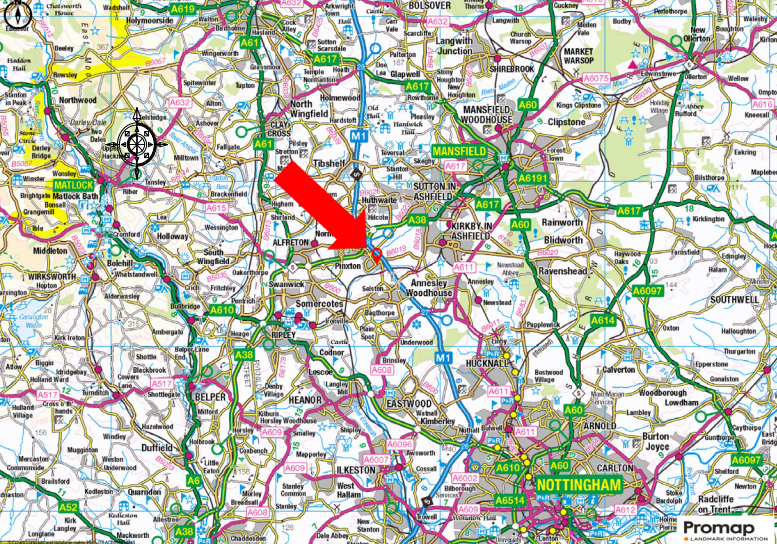
- Established industrial estate location
- Within 1.5 miles of J28 of M1 and A38
- Rare freehold opportunity
- 11,676 sq ft (1,085 sq m)
- 7m eaves
- Gantry craneage
- Two storey offices/welfare block

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LOCATION

Pinxton lies close to the Nottinghamshire/Derbyshire border, approximately 15 miles North-West of Nottingham, 18 miles North-East of Derby, and 32 miles South of Sheffield. The towns of Alfreton and Mansfield lie 4 miles to the West and 7 miles to the East respectively.

The property is situated on the North side of Brookhill Road, the main estate road on the popular and established Brookhill Industrial Estate. The estate lies to the South of the village of Pinxton, approximately 1.5 miles from J28 of the M1 motorway.

DESCRIPTION

The property comprises a semi-detached industrial/warehouse unit comprising a single steel portal framed workshop bay with eaves height of 7m. The workshop incorporates a 5 tonne gantry crane. The unit benefits from a large roller shutter loading door onto the concrete surfaced forecourt and car parking area.

The property includes a two storey office block providing a series of offices, mess rooms and toilets together with ground floor reception. The specification of the offices includes gas fired central heating and double glazing.

Externally, the property benefits from a dedicated car park and loading area. The site is partly secured with palisade fencing and double gates onto Brookhill Road.

ACCOMMODATION

The property provides the following accommodation.

AREA	USE	SQ FT	SQ M
Ground	Workshop/Warehouse	10,188	946.45
Ground	Office/Mess Rooms	744	69.14
First	Offices/Toilets	744	69.14
TOTAL GIA		11,676	1084.73

PLANNING

The property has previously been used for engineering purposes. Purchasers should make their own enquiries of the planning team at Bolsover District Council to confirm the planning status.

SERVICES

We understand that the property currently has an independent electricity supply, with the water and gas supplies being shared services with the neighbouring property. Further details available from the marketing agents upon request.

BUSINESS RATES

Rateable value	£44,000
Rates payable (2025/2026)	£21,956

EPC

C64

TENURE

The property is available on a Freehold basis with vacant possession upon completion.

GUIDE PRICE

£675,000

VAT

VAT will not be applicable to this transaction.

ANTI-MONEY LAUNDERING (AML)

Any offers accepted will be subject to completing AML checks.

LEGAL COSTS

Each party are to be responsible for their own legal costs in connection with the transaction.

VIEWINGS AND FURTHER INFORMATION

Viewings are strictly by prior appointment with the Sole Agent, Savills.

CONTACTS

For further information please contact:

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