

WAREHOUSE , TO LET

## A2B, MARK STREET

Sandiacre, Nottingham, NG10 5AD



### KEY FEATURES

- Rent: £97,500 per annum
- 21,148 Sq Ft (1,964.65 Sq M)
- Just 1.2 miles from J25 M1 and A52
- With Racking for approx 1500 pallets
- Racking can be left in situ or removed
- 5.5m eaves rising to 8 and 9 meter ridge
- Short term easy in easy out available
- Next to DX Network Services and Lidl

### OMEETO NOTTINGHAMSHIRE

0115 784 4993  
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### LOCATION

Sandiacre is a popular town in the Erewash district of Derbyshire, 5.5 miles east of Nottingham and 9.5 miles west of Derby.

Mark Street Industrial Estate is located south of Station Road (the B5010). Station Road is a main thoroughfare through Sandiacre providing an excellent range of shops, restaurants and town centre conveniences. Nearby occupiers include Lidl, Burger King and the highly regarded La Rock Restaurant.

Mark Street Industrial Estate is one of the larger industrial sites in the locality with occupiers include My-Furniture and DX Network Services.

Commuter and public transport links are provided via J25 of the M1 Motorway just 1.5 miles southwest.

### DESCRIPTION

1.2 miles from J25 M1. Flexible accommodation on competitive Internal Repairing terms. c50% of Landlords warehouse. With Racking (can be removed), 5.5m eaves, rising to 8m ridge (bay 1) & 9m ridge (bay 2).

Small loading / waiting area to front. Onsite allocated parking can be provided.

### ACCOMMODATION

The accommodation has been measured on a Gross Internal Area (GIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
<b>TOTAL</b>	<b>21,148</b>	<b>1,964.65</b>

### PLANNING

We understand the property has been use for B8 (Storage or distribution) and Class E (Commercial Business and Service) of the Town and Country Planning (Use Classes) Order 1987 . All parties should confirm the planning position with the relevant Local Authority.

### RATING

The property is to be separately assessed for rating purposes. We would expect the ratable value to be ITRO £60,000 however interested parties should confirm this with the VOA.

### SERVICE CHARGE

Is payable for the running, maintenance and up keep of the common, shared and external areas.

The current service charge budget is £0.30 per Sq Ft.

### TENURE

Industrial unit to let by way of a new lease for a term of up to 5 years. Short term lets for a minimum of 6 months considered. We understand all mains services including Three Phase are connected to the property. Electricity is to be sub metered.

### RENT

The premises is available to rent for £97,500 per annum.

### VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

### EPC

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The logo for OMEETO, featuring the word "OMEETO" in white, uppercase, sans-serif font, centered within a dark red rounded square.

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

02-Jun-2026

### NOTE

Plans, maps drawings are not to scale.

### OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



### CONTACT

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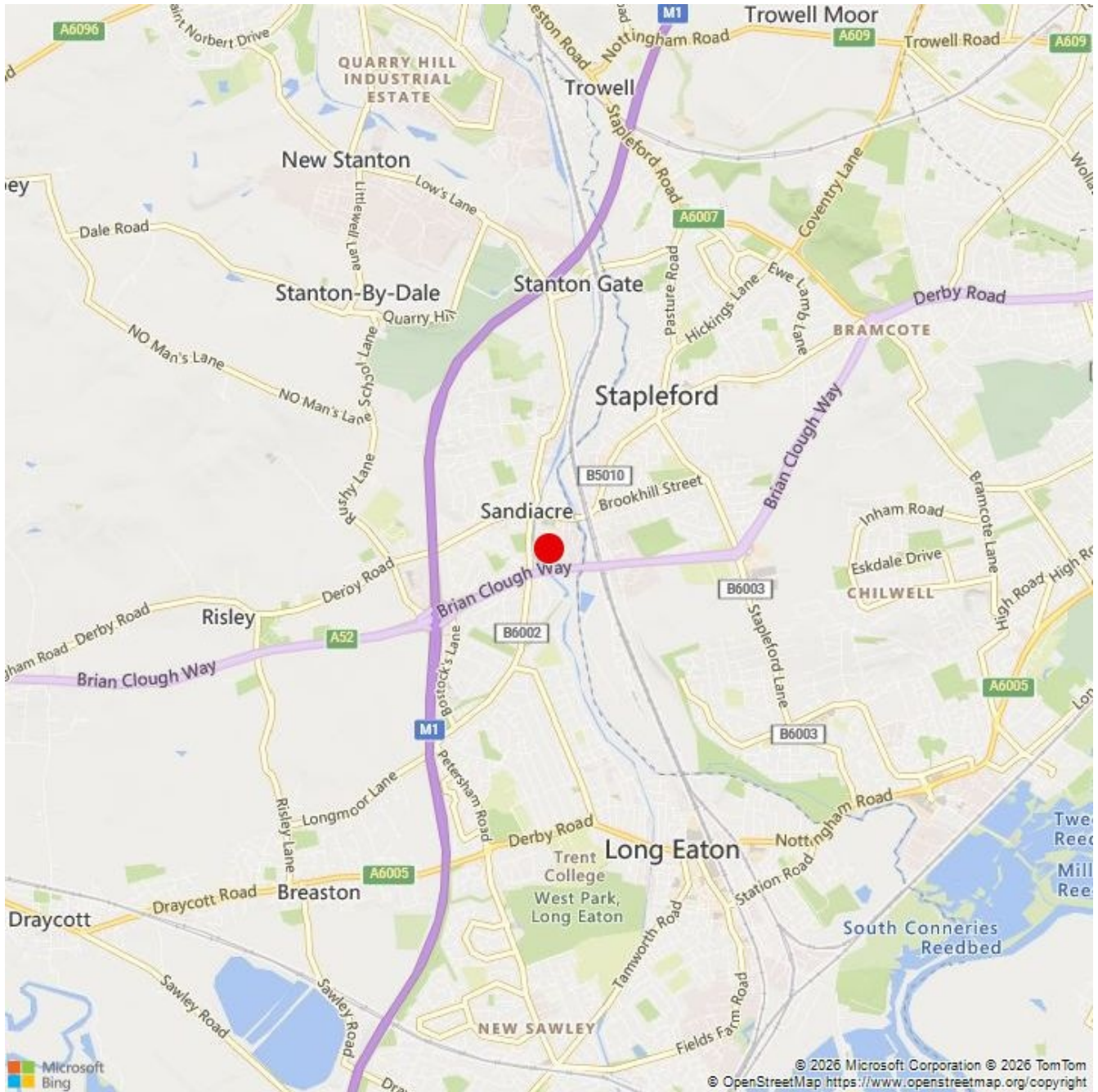
### IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.  
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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