

# MANSFIELD SOUTH TRADE PARK DUNMOORE

Hermitage Lane, Mansfield NG18 5ER



Unit available to let - 2,357-5,000 sq ft  
(218.97-464.52 sq m)

- Prominent trade counter scheme
- 6.2m eaves
- Established trade location
- Good loading and parking
- Nearby occupiers include: **Howdens Joinery, Eyre & Elliston, Booker Wholesale, Eurocell, Denmans, Screwfix, Travis Perkins, Yess Electrical, Edmundson Electrical, Crown Decorating Centre**





# Mansfield South Trade Park, Hermitage Lane Mansfield NG18 5ER

DUNMOORE

## LOCATION

Mansfield South Trade Park is located just off Hermitage Lane which is accessed from the A38 Kings Mill Road East, providing access to the motorway network at Junction 28 of the M1.

The estate is situated to the South West of Mansfield town centre and is one of main trade destinations in Mansfield with other nearby occupiers including **Screwfix**, **Travis Perkins**, **Yess Electrical**, **Edmundson Electrical** and **Crown Paints Decorating Centre**.

The town of Mansfield has a resident population of circa 100,000 and a primary catchment area of 274,000. This figure is expected to grow over the coming years, with the area earmarked for a further 6,500 new homes to be built by 2033.

## ACCOMMODATION

Unit	Size / Tenant
1	Howdens
2	Howdens
3	Judson Signs Ltd
4	Howdens
5	Eyre & Ellison Ltd
6	Available
7	Minorfern Ltd
8	Eyre & Ellison

## RATEABLE VALUE

£10,500

## EPC RATING

TBC

## TERMS

Leasehold –rent on application

## VAT

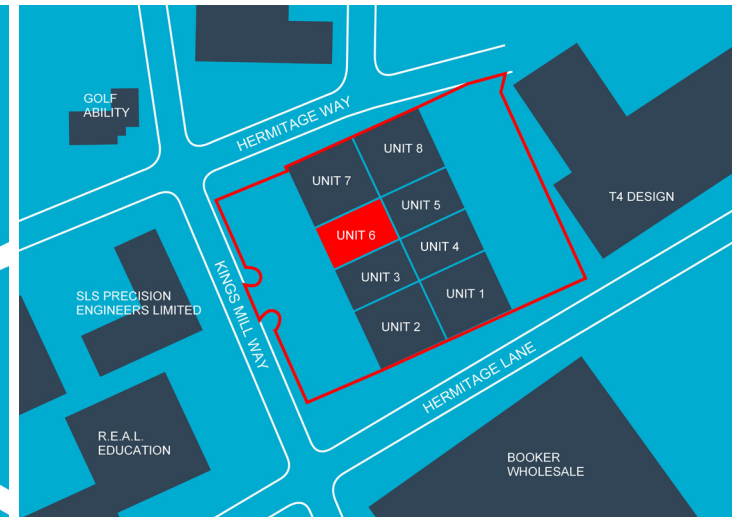
All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## DESCRIPTION

Comprises a terrace of trade units with a generous eaves height of approximately 6.2 meters. The units are to be fully refurbished to provide glazed frontages, open plan trading areas, level entry doors, good natural light and improved signage to the estate.

## ESTATE CHARGE

An estate charge will be levied to cover repairs and maintenance of common areas, please refer to the retained agents for further details.



## FURTHER INFORMATION & VIEWING

Strictly by appointment through the joint agents:



### RAPLEYS LLP

ALFRED BARTLETT

07738 090760

alfred.bartlett@rapleys.com

### RAPLEYS LLP

JONATHAN JONES

07917 032674

jonathan.jones@rapleys.com



### CPP

STUART WAITE

07432 472402

stuart@cpppartners.co.uk

### CPP

SEAN BREMNER

07541 505980

sean@cpppartners.co.uk

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