

FOR SALE (May Let)

UNITS 1-6 PARK VIEW NORTH STREET, LANGWITH

MANSFIELD NG20 9DE

MODERN SPECIFICATION

EAVES HEIGHT 6.12M

2X FULL HEIGHT ROLLER SHUTTER DOORS

SUBSTANTIAL YARD

GOOD ON-SITE PARKING PROVISIONS

CLOSE TO M1 MOTORWAY

OPPORTUNITY TO SUBDIVIDE

FREEHOLD

VACANT POSSESSION

OFFERS INVITED



21,955 SQ FT (2039.68 SQ M)

High-Quality Industrial Property
with accompanying offices and workshop accommodation

**AVISON
YOUNG**

0113 292 5500
avisonyoung.co.uk/14828

On behalf of administrators **KPMG**

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Location

The property is located in Langwith, Derbyshire approximately 7 miles from Junction 29A of the M1 Motorway. The property benefits from good access to the regional and national road network and is situated close to Mansfield, Worksop and Chesterfield.

The property also benefits from good public transport provisions. Langwith-Whaley Thorns Train Station is situated adjacent to the property and offers direct trains north into Worksop (21 mins) and south into Mansfield (13 mins) and Nottingham (50 mins).



Description

The property comprises two separate buildings, a main warehouse with two storey integral offices, and a separate single storey workshop building.

Main Warehouse

The main warehouse comprises a modern building of steel portal frame construction with a good specification which includes:

- Double-skin sheet elevations
- Good eaves height - 6.12m
- 2 loading bays with roller shutter doors
- Solid concrete floor
- High-powered lighting and translucent skylights
- High quality integral offices

Office specification:

- Comfort cooling
- Suspended ceilings
- Recessed lighting
- Gas central heating
- Kitchen facilities
- Separate male/female toilets

Second Building

The second building comprises a single storey workshop of steel frame construction with brick elevations under a pitched steel roof. The building is in a good state of repair and benefits from an eaves height up to 4.47m, open plan accommodation, office, kitchen and toilet facilities.

Externally the property benefits from:

- A tarmacked yard area with gated access.
- 2 car parks to the front of the property for approximately 20 cars in total
- A wide access road
- Secure perimeter fencing

Description	Sq m	Sq ft
Main Warehouse	726.51	7,820
Offices	332.61	3,581
Workshop	980.42	10,554
Total	2039.54	21,955

On a site area of 0.487 hectares (1.204 acres)

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Business Rates

Address	Description	Rateable Value
Unit 1 - 6 Park View North Street, Langwith Mansfield NG20 9DE	Warehouse and Premises	£59,500

The current Uniform Business Rate multiplier is 49.3 pence in the £.

Tenure

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

Energy Performance Certificate

The property has two energy performance assessments as follows:

Main Warehouse	C67
Workshop	C60

Avison Young Data Room

Avison Young has produced an online data room portal containing further detailed information to assist parties with further due diligence.

VAT

All prices are quoted exclusive of VAT.

Offers

We are inviting offers for the freehold interest of the property. Offers on a rental basis will also be considered.



For further information or a request to view, please contact the Sole Agent Avison Young.

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