



Brand New Light Industrial Unit

Size 7,084 sq ft (658.12 sq m)

- Self-contained unit with full circulation
- Internal Eaves Height of 6.5m
- Established Commercial Location along A38 from J28 M1
- Level Access Loading

Brand new Light Industrial Unit - To Let

Size 7,084 sq ft (658.12 sq m)

Location

Balwant Business Park is located on the edge of Sutton in Ashfield, in a position almost fronting the A38 which provides a link to J28 of the M1 and Mansfield Town Centre. Coxmoor Lane is a recognised commercial location with occupiers including Lockwood Distribution taking position here.

The location benefits from numerous public transport links making it a well-connected business address.

Description

The property comprises a detached, steel portal framed building with elevations of full height cladding to eaves and over the pitched roof, concrete floor slab and LED lighting.

Key features included the following:

- 6.5m eaves
- Full height level access loading door
- WC's and staff welfare facilities
- Dedicated yard and parking

Accommodation

The unit comprises the following accommodation:

USE	SQ FT	SQ M
Warehouse:	7,084	658.12

(an office suite of 1,833 sq.ft. is available from the same landlord within an adjacent property if required)

Planning

The premises have a B1 (Light Industrial) planning consent.



VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

EPC Rating

The property has an EPC Rating of B-46.

Business Rates

The premises are yet to be assessed for business rates purposes, but guidance can be provided by the joint agents.

Terms

The premises are available to let by way of a new FRI lease on terms to be agreed. Quoting rent of £5.75 per sq.ft.

Further Information

All enquiries through the joint agents CPP & HEB.

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