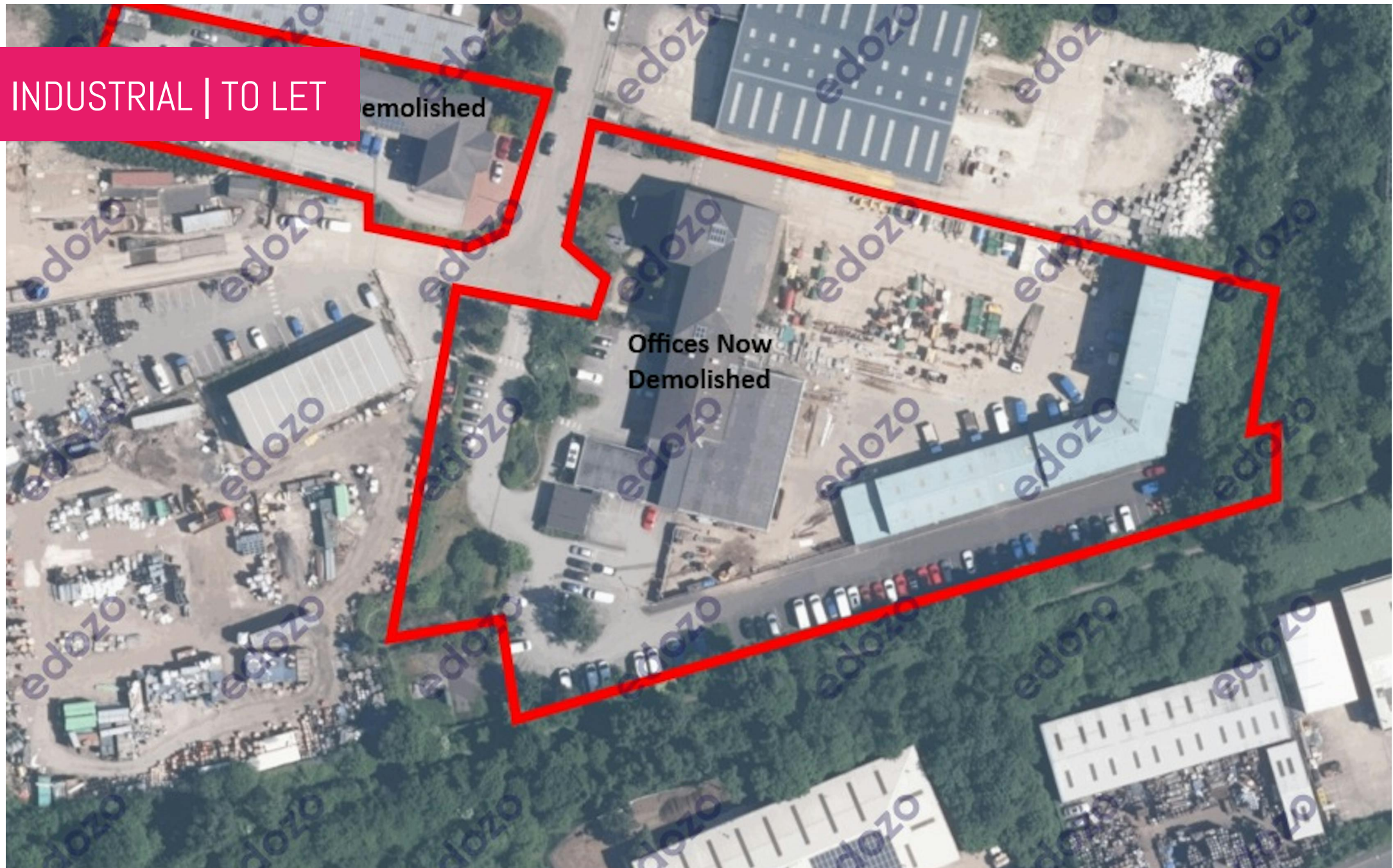


INDUSTRIAL | TO LET

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NUNN CLOSE, HUTHWAITE, SUTTON IN ASHFIELD, NOTTINGHAMSHIRE, NG17 2HW
0.56 TO 3.65 ACRES (0.23 TO 1.48 HECTARES)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Self Contained Site on 3.65 Acre Land with Two Industrial Units

- Prime industrial estate location
 - Excellent road connections, only 2.4 mile from Junction 28, M1 and via A38
 - Large secure site of circa 3.65 Acres
 - Tarmacked hard standing land, extending to approximately 0.56 Acres
 - Recessed panel lighting
 - Suspended acoustic ceiling tiles
-



DESCRIPTION

The property comprises a substantial self-contained site extending to approximately 3.65 Acres on which is situated a plant and transport building, built of steel portal frame construction with solid concrete floors and part block, part steel clad elevations, incorporating translucent natural light panels.

The building is configured to provide two large industrial units, joined by an interconnecting 2 storey office block, comprising cellular office suites, training room, canteen and ancillary storage. Additionally, the property benefits from ample staff welfare provisions including kitchenettes, gym, showers and W/C facilities.

Internally, the industrial units are of a similar specification including LED lighting and Powermatic hot air handling units. One Industrial unit is fitted with a 3000kg crane and incorporates 3 electric roller shutter doors, benefitting from an eaves height of approximately 8.5m to the underside of the haunch rising to 9.5m at the apex.

The second industrial unit benefits from 6 electric roller shutter doors and an eaves height of approximately 4.5m to the underside of the haunch rising to 5m at the apex. the office accommodation is fitted to a standard specification.

Externally, the site benefits from a large secure yard to the front and additionally tamarack hardstanding car park to the rear providing up to 36 cars, plus a cycle track. Additionally, there is a secure site comprising a self contained tarmacked hard-standing parcel of land adjacent, extending to approximately 0.56 acres. The land is available as part of the whole or can be let individually.

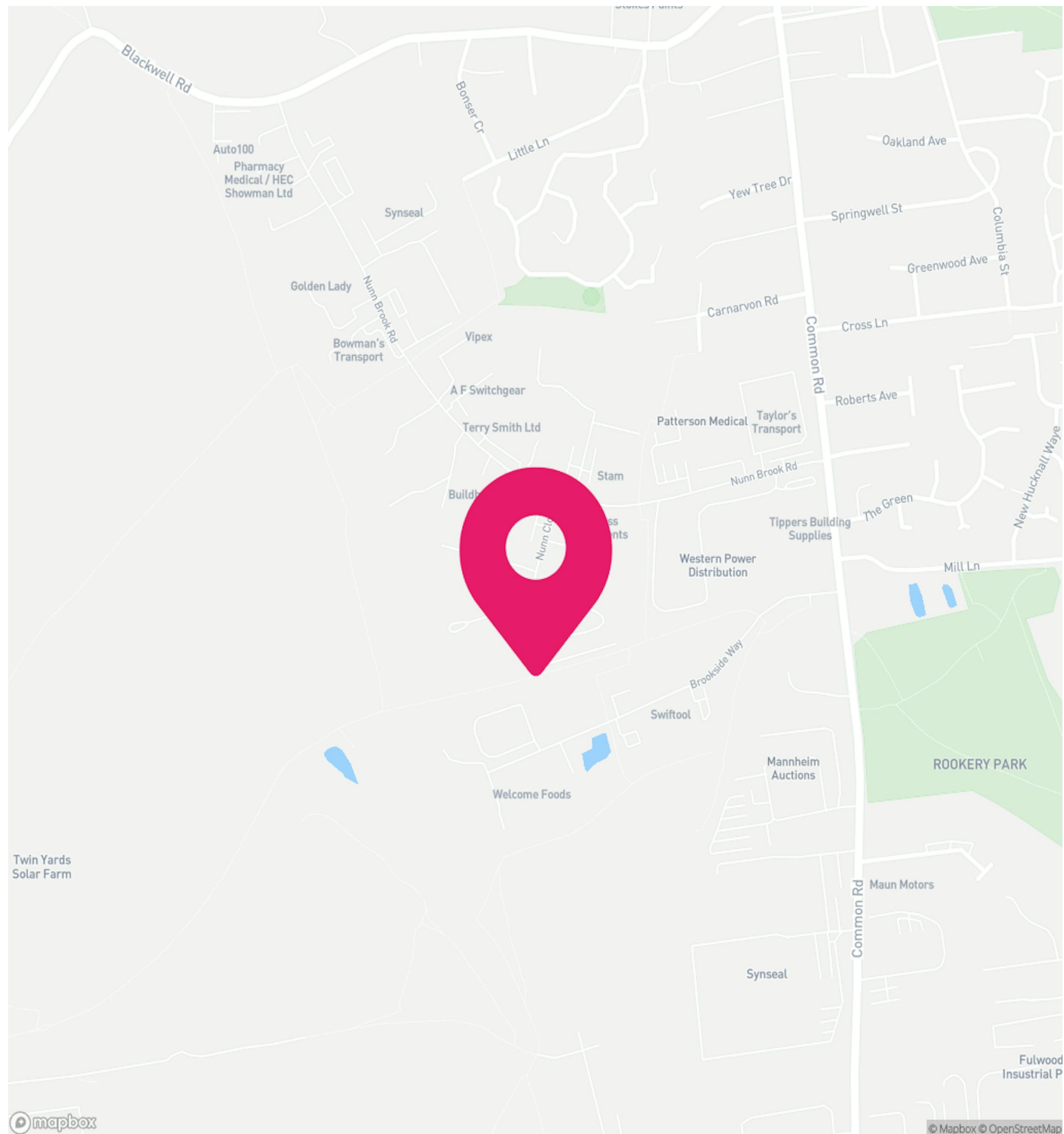


LOCATION

Sutton In Ashfield is located in the Nottinghamshire district of Bolsover. It has excellent road connections being situated at Junction 28 of the M1 Motorway, which is recognised as the largest strategic cluster of distribution space in the northern East Midlands. The A38 dual carriageway provides access to the West Midlands market via Derby, crossing the A50 at Junction 4.

The property is situated on Nunn Close which forms part of a large and well established industrial and distribution location that includes Fulwood Industrial Estate, Berristow Industrial Estate and Amber Park.

Major local occupiers include Alliance Healthcare, Western Power, Taylors Transport, Tippers (Huthwaite), Fresenius Medical Care UK and SPE Swiftool Precision Engineering, among others





AVAILABILITY

Name	sq ft	sq m	Availability
Ground	9,991	928.19	Available
1st	3,141	291.81	Available
Total	13,132	1,220	

BUSINESS RATES

To be re-assessed as forms part of a larger site

EPC

The property has an EPC Rating of D94

VAT

We understand the property is elected for VAT

VIEWING

Strictly via the sole agent Siddall Jones.

LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£185,000 per annum

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



Edward Siddall-Jones

0121 638 0500 | 07803 571
891
edward@siddalljones.com



Ryan Lynch

0121 638 0800 |
07710022800
ryan@siddalljones.com

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