



Unit C Maunside, Mansfield NG18 5GU

£25,600 Per Annum

Set in an established Industrial/Retail Trade Warehouse

679.46 sq.ms. (7134 sq.ft)

Concreted yard with good sized car park and delivery area

LOCATION

The premises are situated on the south side on Maunside which forms part of the established Greenline Industrial Estate which is situated off Hermitage Lane which leads from Hamilton Road and the A617 MAAR route in the south west and the A38 to the north west.

Greenline Industrial Estate is located approximately 2 miles from the centre of the large town of Mansfield which provides excellent facilities including good shops, schools and regular bus and train services to Nottingham and Worksop which are some 14 and 13 miles respectively. There is excellent road access from Hermitage Lane to the MAAR route and the A617 Chesterfield, Mansfield, Newark Road which leads to Junction 29 of the M1 Motorway and the A38 which leads to Junctions 28 of the M1 Motorway which are approximately 9 and 6 Miles away respectively.

DESCRIPTION

The property comprises a semi detached purpose built warehouse of steel portal frame construction clad in brick under a shallow pitched roof covered with profile sheeting and has the advantage of a delivery area, offices, kitchen, two WCs and a partitioned area to the rear which formed a workroom. The premises have been used for retailing carpets, floor coverings and latterly for the production and sale of equestrian equipment. Ideally suited for a wide variety of trade or manufacturing purposes.

The premises are adjacent to Interiors Foam Limited, a warehouse occupied by B&M Catalytic converters, and a chocolate manufacturing company close to Crown Brolec Decorators Centre, Plumb Centre, Jepson Shop Fitters and a depot occupied by Mansfield District Council.

ACCOMMODATION

The accommodation comprises the following:

WAREHOUSE 119'10" x 60'11" overall (36.55m x 18.59 overall)

With an electric roller shutter door 4.27m high x 3.49m wide leading to a loading bay



LOADING BAY 22'2" x 19'4" (6.78m x 5.90m)

WORKSHOP 100'6" x 60'11" (30.65m x 18.59m)

With gas fired space heater with 3.76m minimum headroom. Double door to the side elevation.

From the front elevation there is a door that leads to an entrance lobby

OFFICE 1 11'6" x 10'4" (3.51m x 3.16m)

With fluorescent lights



OFFICE 2 12'10" x 9'5" + 9'10", 272'3" x 5'3" (3.93m x 2.89m + 3,83m x 1.61m)

With fluorescent lighting

OFFICE 3 11'8" x 8'3" (3.57m x 2.53m)

With fluorescent lighting

STORE/OFFICE 4 15'10" x 8'5" (4.83m x 2.57m)

With fluorescent lighting and double glazed window

Off the Workshop within the main building, there is a canteen.

CANTEEN 19'10" x 8'2" + 8'10" x 10'4" (6.05m x 2.5m + 2.7m x 3.16m)

With stainless steel sink unit with hot and cold water, many fitted cupboards and door to the Lobby



LOBBY

Wash hand basin with hot and cold water and electric water heater

GENTS WC

Low level WC

LADIES WC

Low level WC

PARTITIONED WORKROOM 41'0" x 16'4" (12.52m x 5m)**OUTSIDE**

To the front there is a concreted car park, loading bay and the whole site is enclosed by palisaded fencing with palisaded gates

SUMMARY OF FLOOR AREA

679.46 sq.ms. (7134 sq.ft)

LOCAL AUTHORITY

Mansfield District Council

RATING

We understand from our inspection of the Rating List on the Valuation Office Agency web site that the premises have a rateable value of £16,000

LEASE

The premises are available to let on a full repairing basis, at a rental of £25,600 per annum. VAT IS PAYABLE ON THE RENTAL

SERVICES

Mains water, gas, electricity and drainage are connected to the property, as well as three phase electricity but no tests have been undertaken to any of the installations.

PLANNING

The premises have previously been used as a retail warehouse and a long established use for this purpose under B8 of the Town & Country Planning (Use Classes) Order as amended in 2005/2006

VIEWING

By appointment with the Agent WA Barnes LLP

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

