
Units 1 & 2 | Burma Road | Blidworth
Mansfield | Nottinghamshire | NG21 0RT

Good Quality Industrial Unit

415m² (4,465ft²)



- Two electric roller shutter doors
- Good quality two storey office content
- Large exterior yard and car parking
- 5 metre internal eaves height



FHP
www.fhp.co.uk

To Let



Location

The property is located on Blidworth Industrial Estate directly off Burma Road with easy access to both the A60 and A617.

The property is located approximately five miles from Mansfield City Centre and twelve miles north of Nottingham City Centre.

Business Rates

The Business Rates for the unit have been split into two assessments as follows:-

Rateable Value

Unit 1: £7,900 per annum

Unit 2: £7,600 per annum

Small Business Rates relief may be available upon request from the Local Council.

The Property

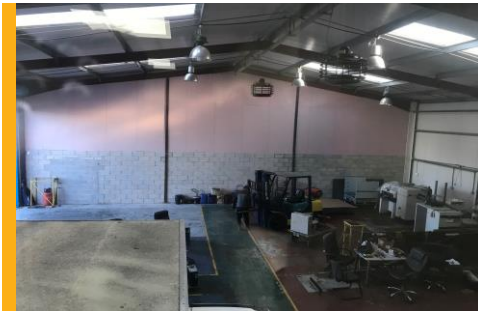
The property is a good quality semi-detached industrial unit with steel portal frame construction, steel profile cladding and a pitched roof with 10% translucent natural lighting panels.

The unit has an internal eaves height of 5 metres with access to the warehouse via two sets of electric roller shutter doors and an additional entrance to the two storey office content.

Externally, the property has a good quality yard space and parking with the entire site being securely fenced and gated.

The specification for the property includes:-

- 3 phase power
- Lighting
- Two electric roller shutter doors
- Two storey office content
- WC facilities and kitchen point
- External yard and car parking



Accommodation

From measurements taken on site we calculate the following Gross Internal Area (GIA):-

Description	M ²	FT ²
Warehouse	322.73	3,473
Ground Floor Office	46.17	496
First Floor Office	46.17	496
Total	415	4,465

There is an additional mezzanine structure extending to 33.8m² (363ft²).

(This information is given for guidance purposes only)

Rent

The property is available by way of a new lease for a term of five years at a quoting rent of:-

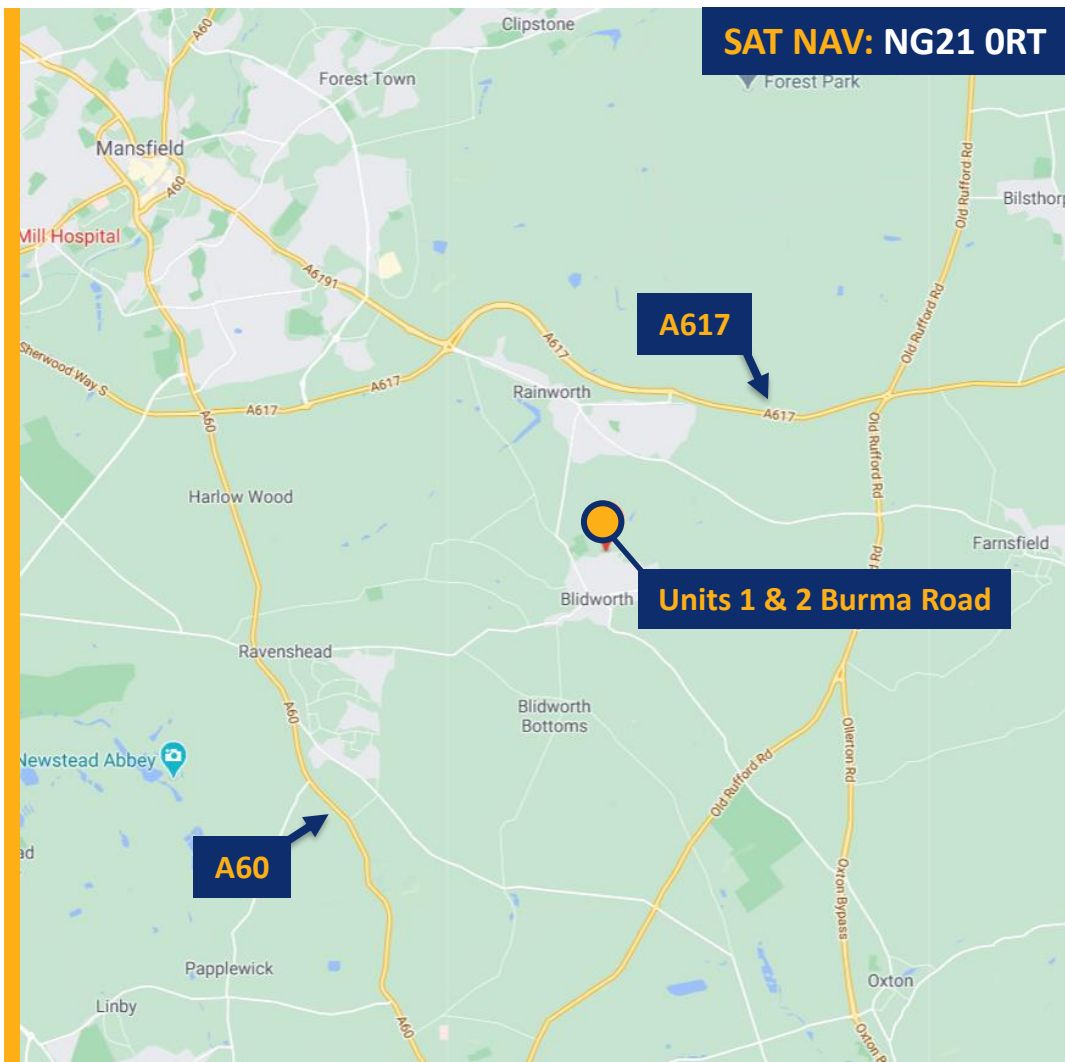
£22,500 per annum
(Twenty Two Thousand Five Hundred Pounds)

VAT

We understand that VAT will be payable upon the rent due.

EPC

The property has an EPC rating of **D-80**.



For further information or to arrange to view please contact:

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