

Detached unit on fully gated and secure site with low site density

235.76m²
(2,538ft²)

- Clear span warehouse space
- Circa 5.5 metre eaves rising to circa 7 metres at apex
- Office, WC and kitchen facilities
- Massive front car park/yard
- Available only by surrender and regrant



TO LET



Location



Gallery



Video



Contact

Location

Forming part of Crown Farm Industrial Estate in Mansfield the units benefit from close proximity to the centre of Mansfield, providing an excellent source of local labour whilst also offering access to the A38 and Junction 28.

Crown Farm Industrial Estate is located on the eastern fringe of Mansfield town centre, some 9 miles to Junction 28 of the M1. Nottingham is 15 miles south and Sheffield 22 miles to the north west. Key neighbouring towns included Worksop, Newark and Chesterfield.

Crown Farm Industrial Estate was created in the late 1990s providing accommodation to a number of key occupiers within the region including Toray Textiles, Crown Packaging, Plastek Limited and SPS Aerostructures.



Floor Areas

From measurements taken on site we calculate the following Gross Internal Area:

235m² (2,538ft²)

(This information is given for guidance purposes only)





Description

The property comprises a steel portal framed industrial unit with steel profile cladding on all elevations under a pitched steel profile cladded roof. The general speciation includes:

- Circa 5.5 metre eaves rising to circa 7 metres at apex
- Solid concrete floors
- LED lighting
- Electric roller shutter door
- Personnel door
- Office, WC and kitchen facilities
- Huge front yard
- Palisade fencing to front, side and rear
- Fully contained detached and secure site

Rent

The unit is available by a surrender and re-grant.

The rent is available upon application.

The lease expires in June 2026.

Business Rates

The Business Rates for the property are available via the agent.

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Mansfield District Council)



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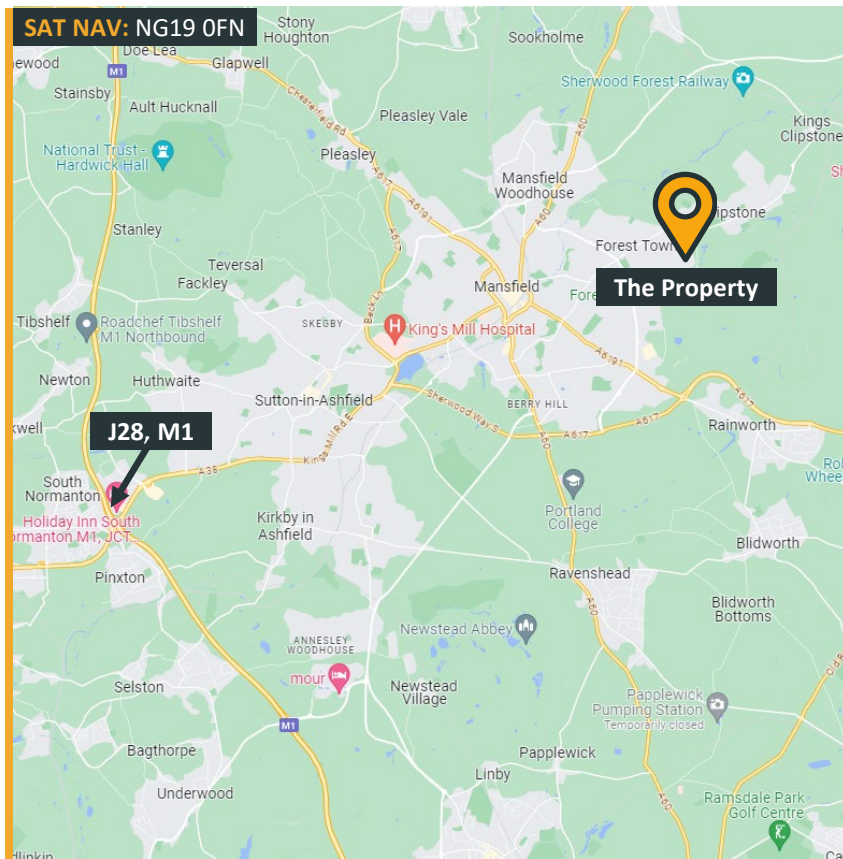


Video



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VAT

VAT is applicable on the rent, service charge and building insurance due.

EPC

The property has an EPC Rating of C-63.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.