

Excellent production, distribution and manufacturing space on gated yard with offices and extensive car parking

1,559m²
(16,803ft²)

- Available by way of a subletting, assignment or surrender and re-grant
- Good quality warehouse space
- Eaves height of 5.7 metres rising to 7.6 metres at apex
- Excellent car parking
- Two storey offices
- Large yard
- Available combined or individually
- Located close to Junction 28 of the M1



TO LET



Location



Gallery



Contact



Location



Gallery



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Location

The unit is located on the popular Millennium Business Park to the north of Mansfield Town Centre on the A617 Chesterfield Road North.

Both Junction 28 and 29 of the M1 Motorway are approximately 6 miles in distance and the unit is also close to the MARR Route which links the A38 around Mansfield to the A617.

Nearby tenants include Integrated Door Set Solutions, QTG, Euro Car Parts, Realm Projects and Flexspace.

Description

The property comprises three industrial units of steel portal frame construction with ground and first floor offices and ancillary space.

The specification of the property includes:

- 5.7 metre eaves rising to 7.6 metres at the apex
- Translucent roof lights
- 3 Phase power
- Electric roller shutter doors
- Clear span warehouse space
- 2 storey offices
- WC's and kitchen facilities
- Large gated yard/turning circle (with the potential to fully secure the yard)

**Unit 4A****Unit 4A****Unit 4A**



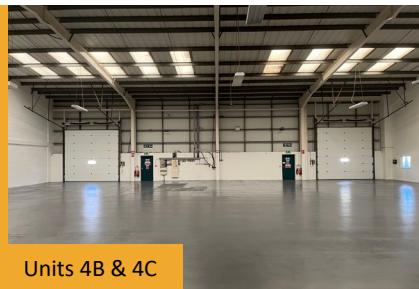
Location



Gallery



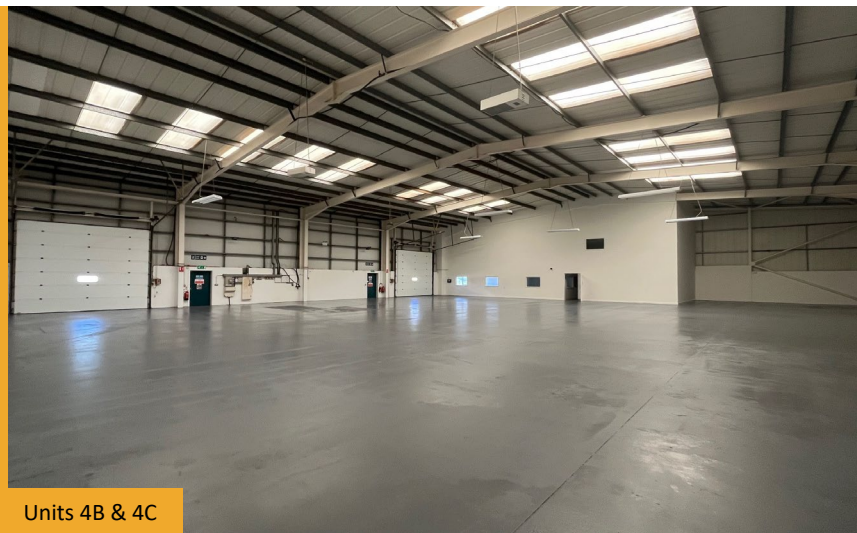
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Units 4B & 4C



Units 4B & 4C



Units 4B & 4C

Floor Areas

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

Description	M ²	Ft ²
Unit 4A	701.62	7,573
Unit 4B & 4C	857.40	9,230
Total	1,559.02	16,803

(This information is given for guidance purposes only)

Rent

The property is available by way of a subletting, assignment or surrender and re-grant. The rent is available from the agent.

Business Rates

From enquires of the VOA we understand the following:

4A Rateable Value 2023:	£38,500
4B & 4C Rateable Value 2023:	£48,000

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

VAT

VAT will be applicable to the rent and service charge due at the standard rate.



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Unit 4A



Unit 4A



Units 4B & 4C



Location



Gallery



Contact





Location



Gallery



Contact





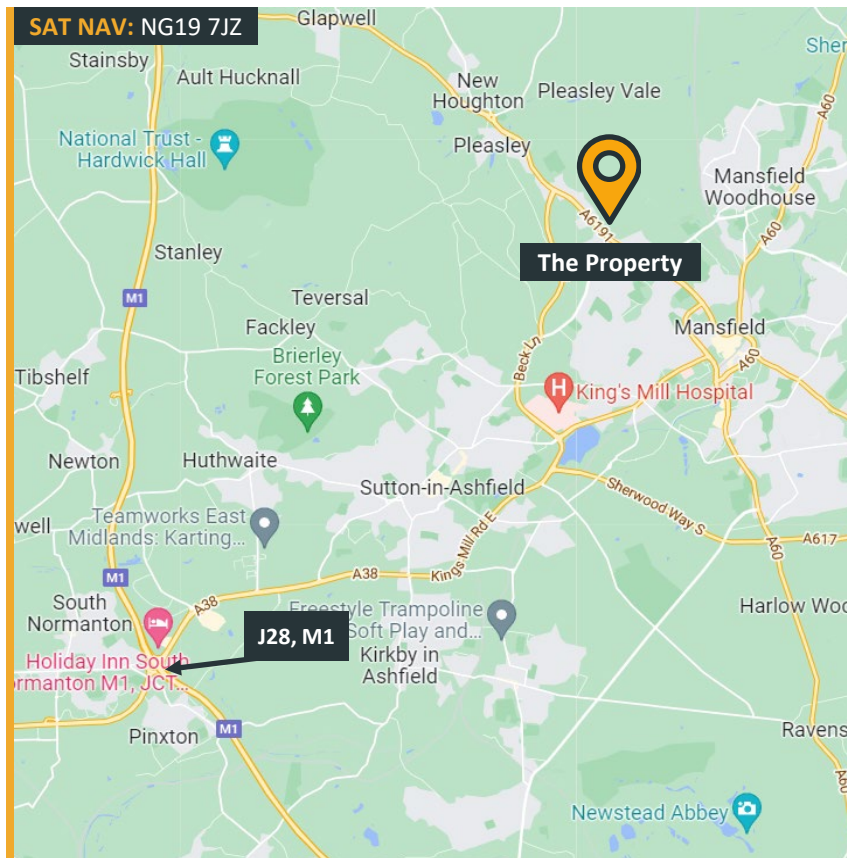
Location



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Service Charge & Insurance Premium

The property is subject to a service charge to cover the maintenance of the common parts of the estate. The service charge currently runs at £1,666 plus VAT for Unit 4A and £8,198.32 plus VAT for Units 4B & 4C.

The insurance premium for 2025 currently runs at £1,486 plus VAT for Unit 4A and £1,829.10 plus VAT for Unit 4B & 4C.

EPC

The EPC rating for Units 4B & 4C is C-55. 4A has a rating of C-53.

Further Information

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

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20/11/2025

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