

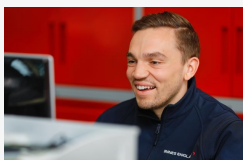


Unit 1B Hamilton Road, Sutton-in-Ashfield, Nottingham, Nottinghamshire NG17 5LD

Industrial/Warehouse Unit

- ▶ **GIA: 16,837 sq ft (1,564.2 sq m)**
- ▶ **Dedicated yard with marked car parking for 14 vehicles**
- ▶ **Established industrial location with amenities in close proximity**
- ▶ **Excellent transport links to A38, A617 and J28 of the M1 motorway (4.7 miles)**

For enquiries and viewings please contact:



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Location

The property is located directly off Hamilton Road, Sutton-in-Ashfield, a popular and well-established industrial location providing excellent links to the A38 (Kings Mill Road East) and the A617. The property lies approximately 1.6 miles east of Sutton-in-Ashfield, 2.5 miles south-west of Mansfield town centre and under 5 miles from Junction 28 of the M1 motorway when travelling westbound along the A38. The property benefits from a wealth of nearby amenities with the Broad Centre Retail Park, Wickes and Sainsbury's supermarket all within 2 miles of the property. Costa Coffee, Subway and Birds Bakery are within 1.5 miles, and Morrisons and ALDI supermarkets are just over one mile away, as is the major King's Mill Hospital.

Description

The property consists of a modern industrial unit of steel portal frame construction with metal clad elevations. Internally, the unit provides a large warehouse/storage area with racking in situ alongside separate office, workshop and canteen facilities. The first floor provides further office space and access to the mezzanine, suitable for additional storage. The property has an eaves height of 8.2m and ridge height of 9.3m and offers a 4.3m x 6.3m roller shutter door, CCTV cameras and intruder alarm for additional security. Externally, the property benefits from a large yard secured by an electronically operated gate, with marked parking spaces for 14 vehicles for the property's exclusive use.

Accommodation

	Sq M	Sq Ft
Ground Floor Industrial	1,290.4	13,890
Ground Floor Offices	110.6	1,191
First Floor Offices	76.2	820
Mezzanine	87	936
Total	1,564.2	16,837

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition. All parties are to rely on their own measurements.

Planning

We understand the property has previously been utilised for the following uses:

Class B2 (General Industrial)

Class B8 (Storage and Distribution)

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The premises are available from December 2026 by way of a subletting, outside the Landlord and Tenant Act (1954), with the lease expiring on the 31st December 2034 and a break clause in December 2030.

Business Rates

From the Valuation Office Agency (VOA) website we understand the property has the following rating assessments:

Rateable Value (2025): £70,000

Indicative Rates Payable (2025): c.£38,850 pa

These rates are due to change from April 2026:

Rateable Value (2026): £77,500

Indicative Rates Payable (2026): c.£37,200 pa

This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries with the Valuation Office Agency.

Rent

£106,000 pa

Service Charge

There is a service charge levied in respect of the maintenance and upkeep of the structure and common parts of the property. Further information is available from the agents upon request.

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of C-56

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 15-Jul-2026



