

WAREHOUSE, TO LET

A1 & A2B, MARK STREET

Sandiacre, Nottingham, NG10 5AD



KEY FEATURES

- Rent: £95,000 - £260,000 per annum
- 21,148 - 46,916 Sq Ft (1,964.65 - 4,358.5 Sq M)
- Two warehouses available together or separately
- 8.9m Eave (A1 extension) & 5.5 m Eave (A2B)
- Racking for approximately 4,300 pallets combined
- Forecourt loading and parking
- Next to DX Network Services and Lidl
- Superbly positioned 1.2 miles from J25 M1 and A52

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LOCATION

Sandiacre is a well-established commercial location in the Erewash district of Derbyshire, approximately 5.5 miles west of Nottingham and 9.5 miles east of Derby.

Mark Street Industrial Estate occupies a highly accessible position on the edge of Sandiacre town centre, with Junction 25 of the M1 and the A52 approximately 1.2 miles away. Station Road (B5010), immediately to the north, provides a good range of shops, restaurants and other town centre amenities.

Nearby occupiers include DX Network Services, Lidl, My-Furniture and HP Asia, with Burger King and the highly regarded La Rock restaurant also close by.

The combination of immediate access to the M1/A52, local amenities and an established industrial setting makes Mark Street particularly well positioned for warehouse, distribution and logistics occupiers serving Nottingham, Derby and the wider East Midlands.

DESCRIPTION

Two well-specified warehouses available together or separately, both with pallet racking, high eaves and excellent loading. A1 provides a modern 8.9m eaves warehouse with its own fenced and gated yard, while A2b offers flexible accommodation on competitive terms.

A1 is fully racked for approximately 2,800 pallets, with LED lighting and level access loading. A2b is also racked, although this can be removed if required, and provides approximately 5.5m eaves rising to 8m at the ridge.

The units are available individually or combined, providing flexibility for warehouse and distribution occupiers requiring accommodation close to M1 Junction 25. Short-term lease options are also available.

ACCOMMODATION

The accommodation has been measured on a Gross Internal Area (GIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
A1 Warehouse	25,768	2,393.85
A2b Warehouse	21,148	1,964.65
TOTAL	46,916	4,358.5

PLANNING

We understand the property has been use for B8 (Storage or distribution) of the Town and Country Planning (Use Classes) Order 1987. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

We understand all mains services including Three Phase are connected to the property. Electricity shall be sub metered. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

Both warehouses currently form part of larger rating assessment and may need to be reassessed.

The approximate RV attributed to A1 is £110,000 with estimated rates payable being c £55,000.

We would expect the ratable value of A2B to be ITRO £80,000 with rates payable of c£40,000. Interested parties must confirm the rates position with the VOA.

Parties must satisfy themselves as to the rates position.

SERVICE CHARGE

Is payable for the running, maintenance and up keep of the common, shared and external areas.

The current service charge budget is £0.30 per Sq Ft.

TENURE

Industrial units to let by way of a new lease for an initial term of up to 5 years. Short term lets considered.

RENT

The premises is available to rent for £95,000 - £260,000 per annum.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

EPC

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VIEWING

Please contact us or visit www.omeeto.co.uk for full details and a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

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PARTICULARS UPDATED

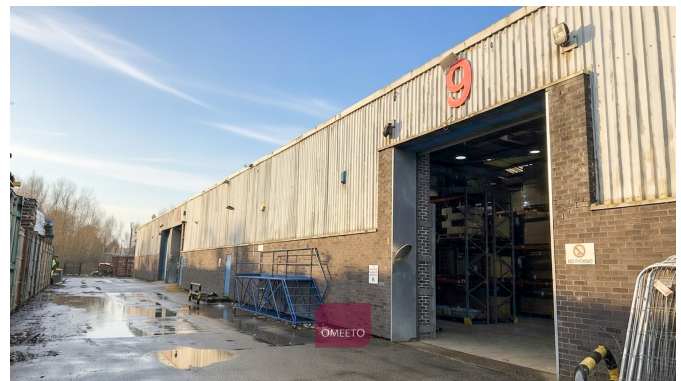
08-Aug-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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IMPORTANT NOTICE

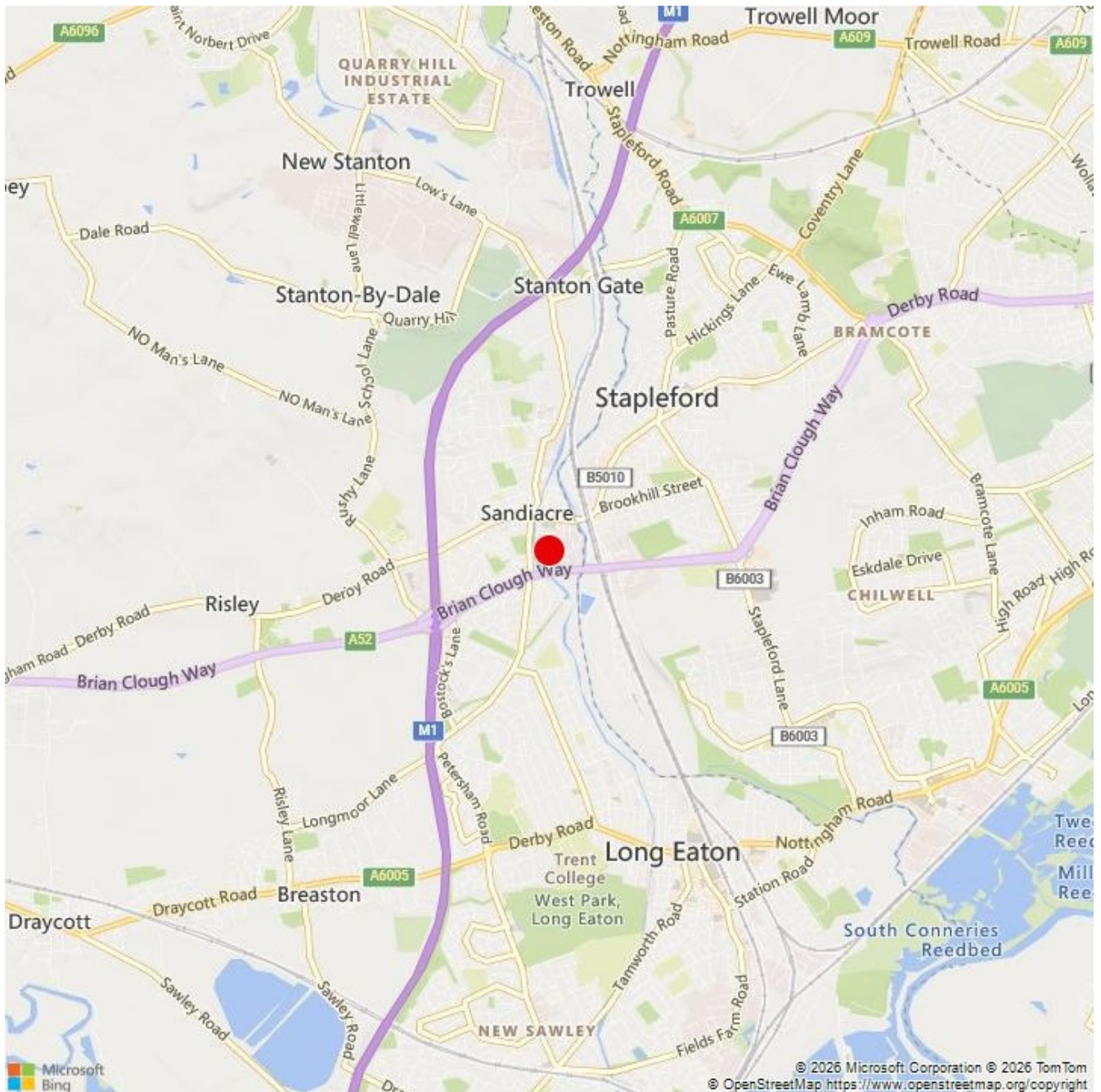
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3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

The OMEETO logo is a white wordmark on a dark red background. The background is a rounded rectangle with a white 'L' shaped cutout on the left side, creating a stylized 'O' shape.

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