

bothams¹⁸⁷¹



Unit 3 Bestwood Road, Pinxton, NG16 6NT

£14,400 Per Annum





Unit 3 Bestwood Road

Pinxton, NG16 6NT

- Single storey industrial/workshop unit
- uPVC double glazing
- Within small private estate
- With approx. 1 mile of j28 of M1
- Term & terms negotiable
- Accommodation includes internal offices, kitchen & toilets
- Roller shutter entrance/loading door to workshop
- Well situated close to trunk road & motorway
- To let on new lease

SINGLE STOREY INDUSTRIAL UNIT OF 2,833 SQ. FT., 263.21 SQ. M GIA APPROX.

TO LET ON A NEW LEASE - TERM AND TERMS NEGOTIABLE

£14,400 Per Annum



GENERAL

Comprising a single storey industrial/workshop unit considered suitable for a wide variety of workshop or storage uses, being of masonry/brick construction to eaves 10'2" / 3.1 m approx., contained under a double skin pitched roof incorporating translucent roof lights.

Internal offices, kitchen and toilets, uPVC double glazed windows, pedestrian door, roller shutter entrance/loading door to workshop which is equipped with power and fluorescent lighting.

On-site parking is available immediately in front of the unit and generally on site with excellent access.

LOCATION

The property is well situated at Bestwood Road within the long established and respected Brookhill Industrial Estate, close to junction 28 of the motorway M1 at its intersection with the main A38 trunk road on the Nottinghamshire Derbyshire border.

Within a private estate of twelve similar single storey workshop units, occupiers include Midland Flooring, B Personalised Limited, Gledhill, and the extensive premises of Conspure concrete products equipment adjoin.

Lying within approximately one mile of junction 28 of the motorway M1/A38 trunk road, the local centres of population to include Mansfield, Sutton-in-Ashfield and Alfreton are nearby, the more major Midland cities of Nottingham and Derby are within daily travel to work and commuting/servicing distance.

ACCOMMODATION

The interior accommodation is briefly as follows:

Front entrance hall

Providing an entrance for staff and clients/ customers, with Office One and WC facilities off.

Office 1

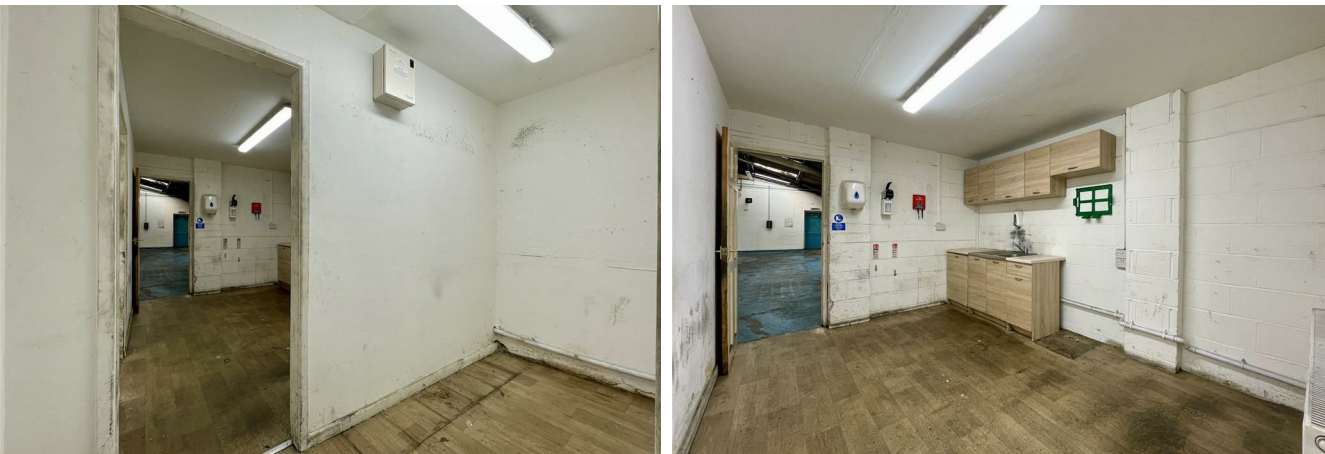
13'11" x 7'5" (4.24 x 2.26)

A well-proportioned office off the main entrance, with a window to the front aspect. Ideally suited as a reception office or meeting room.

Office 2

12'8" x 8'2" (3.86 x 2.48)

Another well-proportioned office accessed off the Kitchen. Staff room.





Kitchen/ Staff

12'8" x 9'10" (3.86 x 3.00)

Formerly another office, this room has been repurposed as the Kitchen and Staff area by the previous tenants.

Storage

3'10" x 10'6" (1.19 x 3.22)

Formerly the kitchen facilities, this area was repurposed by the previous tenants as a storage area.

WC 1

Comprising of a white WC with matching wash basin.

WC 2

Comprising of a white WC with matching wash basin.

Workshop

42'0" x 39'7" overall (12.81 x 12.067 overall)

Net internal area Unit 3 - 2,334 sq. Ft., 216.86 Sq. M

Mezzanine Storage

12'7" x 18'3" (3.86 x 5.58)

There is an area of mezzanine storage above the offices accessed via fixed staircase.

Overall GIA

71'7" x 39'7" (21.812 x 12.067)

2, 833 sq. Ft., 263.21 Sq. M

Outside

Leading access and parking to the front with additional space available to the left hand side in common with others.

An excellent single storey industrial/workshop unit available within the popular and convenient Brookhill Industrial Estate close to the motorway, the A38 virtually on the Notts/Derbyshire border

For further information and viewing please contact the Letting/Selling Agent through whom all offers and negotiations should be conducted.

VIEWING

Available by prior arrangement through the Letting Agents.

SERVICES

Currently connected to mains gas, water, electricity (3-phase) and drainage services.

TERMS

Available To Let on new lease, term and terms negotiable.

Envisaged is a new three year lease on full repairing and insuring terms in standard modern form.

NON-DOMESTIC RATES

Entered in the Rating List at £11,000 Rateable Value under the description of workshop and premises - Entitlement to small business relief may remove the non-domestic rate liability at the present time.

LOCAL AUTHORITY

Bolsover District Council.

REFERENCES

Bank/financial and two trade or professional references will be required - upon letting to a limited company copies of previous audited trading accounts will be required for consideration, otherwise Directors sureties and/or a suitable rent deposit may be required in confirmation of financial standing.

POSSESSION

Possession is available immediately upon completion of formal documentation and payment of the first periods rent and costs in advance.

COSTS

The incoming tenants will be expected to pay a contribution towards the Landlords legal costs plus V.A.T. As applicable in connection with the preparation and grant of the required new lease/tenancy agreement, up to a maximum contribution of £350.00 plus V.A.T. - the amount of which may be retained to defray abortive costs should the documentation be prepared and submitted and the tenants fail to proceed.

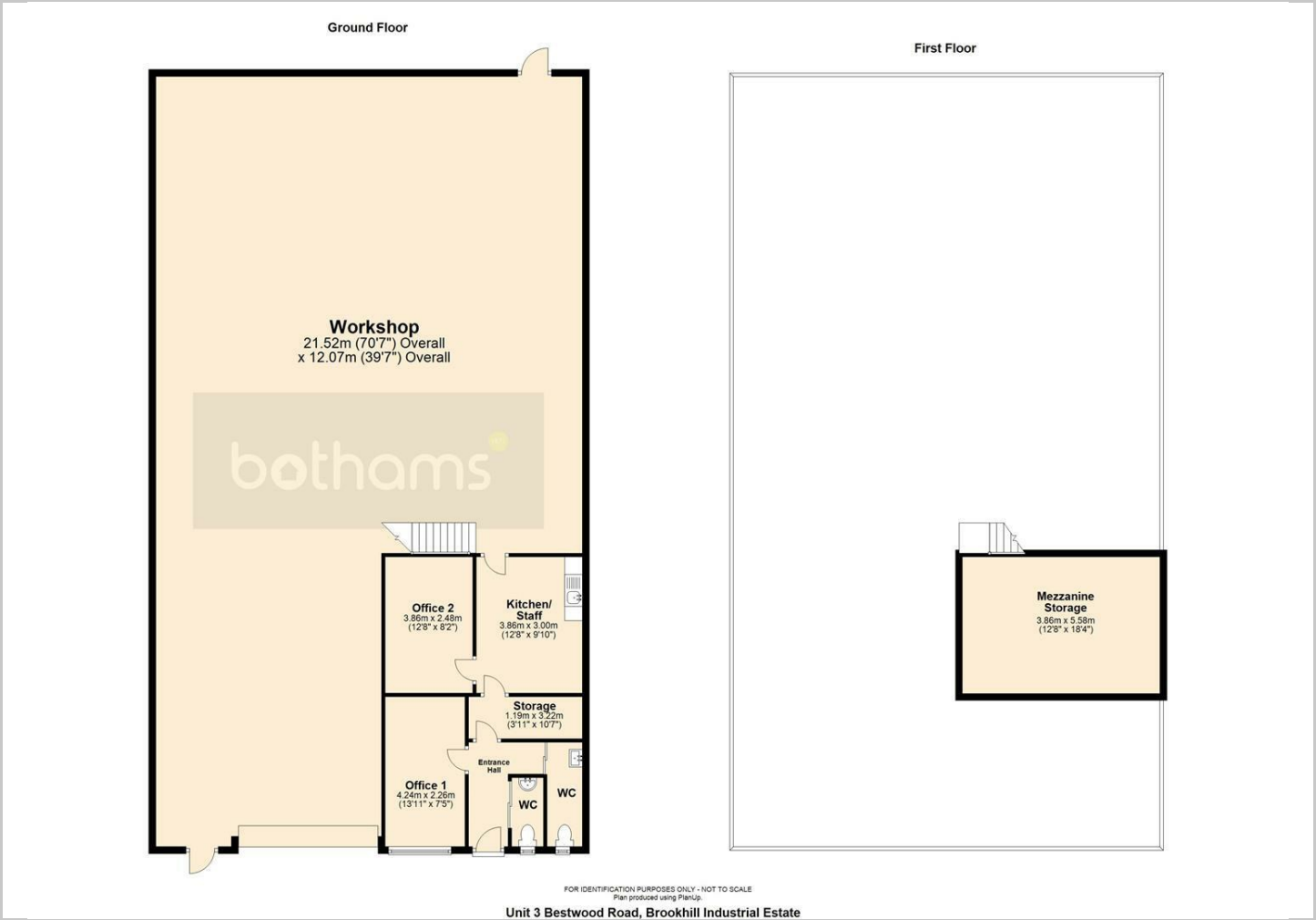
DIRECTIONS

Best approached from junction 28 of the motorway M1 at its intersection with the main A38 trunk road, exit via the B6019 towards Alfreton, after approximately quarter of a mile turn off to the left continuing along the B6019 into Town Street, continue into Beaufit Lane, turn right into Brookhill Road passing the premises of Cartek and Kaymar, take the second turning on the right Bestwood Road, continue through the gates into the private estate, turn to the left and Unit 3 is the last unit on the right hand side.





Floor Plans

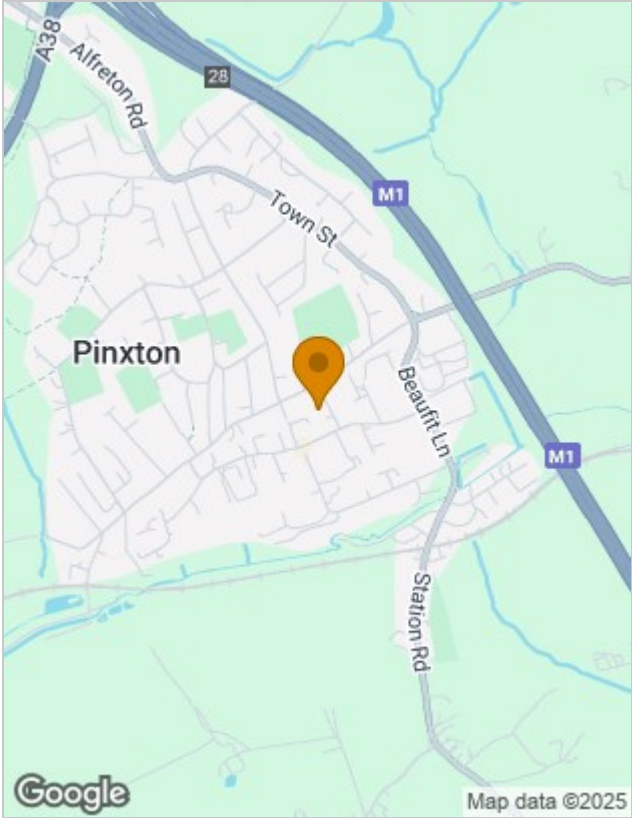


Viewing

Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

