

# TO LET.

*Modern Industrial Unit at Established Industrial Location in Mansfield.*



**Unit 12 Mansfield Network Centre, Concorde Way, Mansfield, NG19 7JZ.**

*An end terraced industrial unit extending to 2,958 sq ft (274.8 sq m) - Available To Let.*



## Location.

The property is located at Mansfield Network Centre which forms part of a wider Millennium Business Park, a popular commercial location within Mansfield.

The estate benefits from good access to Mansfield town centre and Junction 29 of the M1, which is approximately 6 miles to the North East.

## Description.

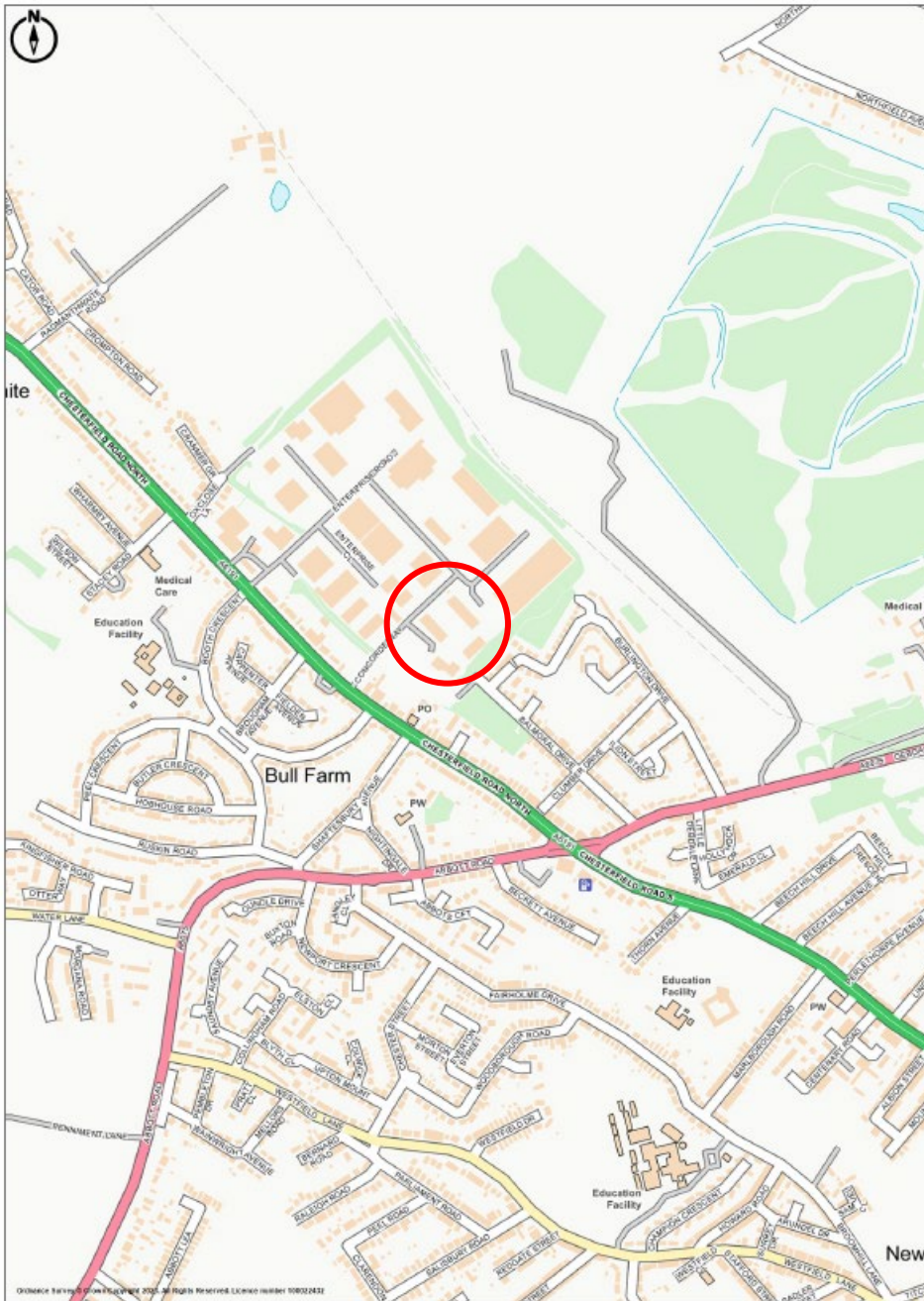
The available accommodation comprises a modern end-terraced industrial warehouse.

The property is of steel portal frame construction with part brick and part clad elevations beneath a pitched roof.

Specification includes:

- Ground level roller shutter loading door
- CCTV
- 24 hour access
- 3 phase electricity
- 4.3m to the underside of the Haunch
- LED Lighting
- Concrete floors

Externally the property benefits from ample car parking and loading areas within the shared yard.



## Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Unit 12	274.8	2,958

## Quoting Rent.

£9 per sq ft Exclusive.

## Terms.

The accommodation is available to let by way of a new Internal Repairing and Insuring (IRI) Lease on terms to be agreed.

## Facilities Charge.

A facilities charge is payable to cover the maintenance and upkeep of the common areas of the estate and the external fabric of the building.

## EPC.

The property has an Energy Performance Certificate (EPC) rating of C72.

## Rateable Value.

The Rateable Value for the property is £15,750.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority for Rates payable.

## Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

## VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

## Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

# Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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Particulars dated February 2024 Photographs dated February 2024.

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