

INDUSTRIAL OPPORTUNITY

1C Brookhill Road, Pinxton, Nottinghamshire NG16 6NT



RENT!

FULLY REFURBISHED, GOOD QUALITY INDUSTRIAL / WAREHOUSE UNIT WITH TWO STOREY OFFICE / WELFARE BLOCK

- 507 sq m (5,467 sq ft)
- Available to rent
- Fully refurbished
- 2 miles from J28 / M1
- Popular Estate Location



Interested? Contact Robert Maxey 0115 979 3496 rmaxey@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

LOCATION:

The property is located on the popular and established Brookhill Industrial Estate and is positioned approximately 2 miles from J28 of the M1 motorway.

The B6019 provides easy connections to the M1 and Mansfield, Nottingham, Derby and Sheffield. The estate benefits from numerous bus routes servicing the area and good exposure to the local labour pool.

Key occupiers include Strata Products, Nasmyth's, Reader Cement Products and Charles Pugh Glass, amongst others.

DESCRIPTION:

The unit occupies a mid-terrace position and features the following:-

- 4.5m minimum eaves
- Level access loading door (power assisted)
- LED warehouse lighting
- Attractively presented two storey office/welfare block
- Forecourt loading and parking

ACCOMMODATION:

	SQ M	SQ FT
Industrial / Warehouse:	384.71	4,141
Office / Welfare:	123.19	1,326
TOTAL:	507.90	5,467

TERMS:

The unit is available on a new FRI lease for a term of years to be agreed.

RENT:

£35,500 Per Annum

RATES:

The property has been assessed as 'Factory & Premises' but forms part of a larger assessment, therefore a new assessment is required. Interested parties are advised to approach Bolsover District Council for further details.

USE:

The property is suitable for industrial or warehouse / distribution use, subject to any necessary planning consents.

VAT:

Vat is applicable to the rent.

EPC:

C – 67 (Expiry July 2032)

FURTHER INFORMATION / VIEWINGS:

For further information and viewings, please contact the joint agents:-

Robert Maxey

heb Surveyors

M: 07967 603 091

E: rmaxey@heb.co.uk

Sean Bremner

CPP

M: 07541 505 980

E: sean@cpppartners.co.uk



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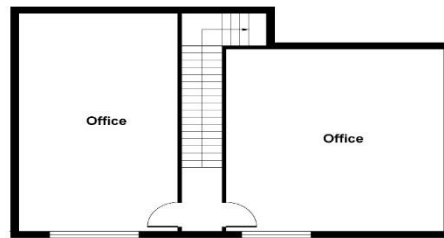
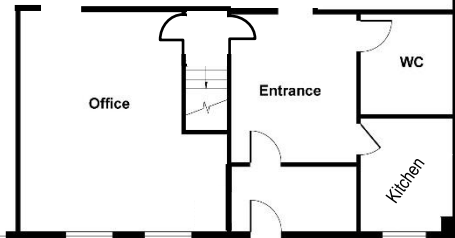
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GROUND FLOOR - UNIT 1C



FIRST FLOOR - UNIT 1C



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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.