

# INDUSTRIAL OPPORTUNITY

Unit 9 Balwant Business Park, Coxmoor Road, Sutton in Ashfield, Nottinghamshire NG17 5NA



## RENT!

### DETACHED WAREHOUSE WITH SELF-CONTAINED YARD

£78,950  
PER ANNUM

- Warehouse  
981 sq m (10,570 sq ft) *plus*  
mezzanine office / storage  
area 74 sq m 798 sq ft
- 5m eaves height and multiple  
level access loading doors
- Adjacent A38 & close to J28  
of the M1
- 5 Vehicle access doors
- Large yard area



Interested? Contact Robert Maxey 0115 979 3496 [rmaxey@heb.co.uk](mailto:rmaxey@heb.co.uk)

0115 950 6611

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

### LOCATION:

Balwant Business Park is conveniently located on Coxmoor Road, immediately adjacent to the A38 trunk road which links directly to the M1 motorway (J28), some 4 miles distant.

The location is situated between Mansfield and Sutton in Ashfield and is also convenient for Nottingham, Derby and Sheffield.

The property is situated to the rear of Sherwood House and sits within an established industrial site.

### DESCRIPTION:

The unit comprises a detached self-contained commercial premises and benefits from 5m minimum internal eaves height and mezzanine storage level.

### ACCOMMODATION: (GIA)

	SQ M	SQ FT
Warehouse:	981.95	10,570
Mezzanine Office / Stores:	74.13	798
<b>TOTAL</b>	<b>1,056.08</b>	<b>11,368</b>

### TERMS:

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

### RENT:

The property is available to rent:-

**£78,950 Per Annum**

### BUSINESS RATES:

Rateable Value: £52,500  
Rates Payable 2024/25: £28,665

(Verbal advice from Local Authority – occupiers to seek independent confirmation).

### PLANNING:

E: (Commercial, Business & Service).

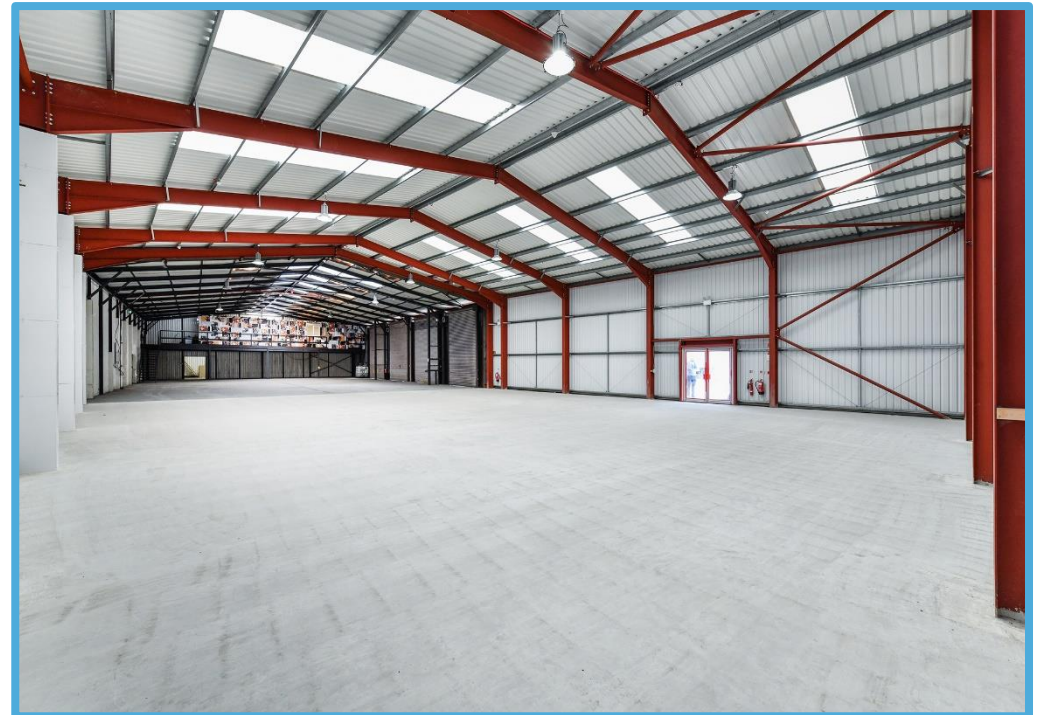
The property is suitable for light industrial / warehouse and distribution purposes, subject to any planning consents required.

### VAT:

Vat is applicable to the rent and other outgoings.

### EPC:

C – 61



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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.