

PHASE 1 PORTLAND DRIVE

Shirebrook, Mansfield, NG20 8SJ



Key Highlights

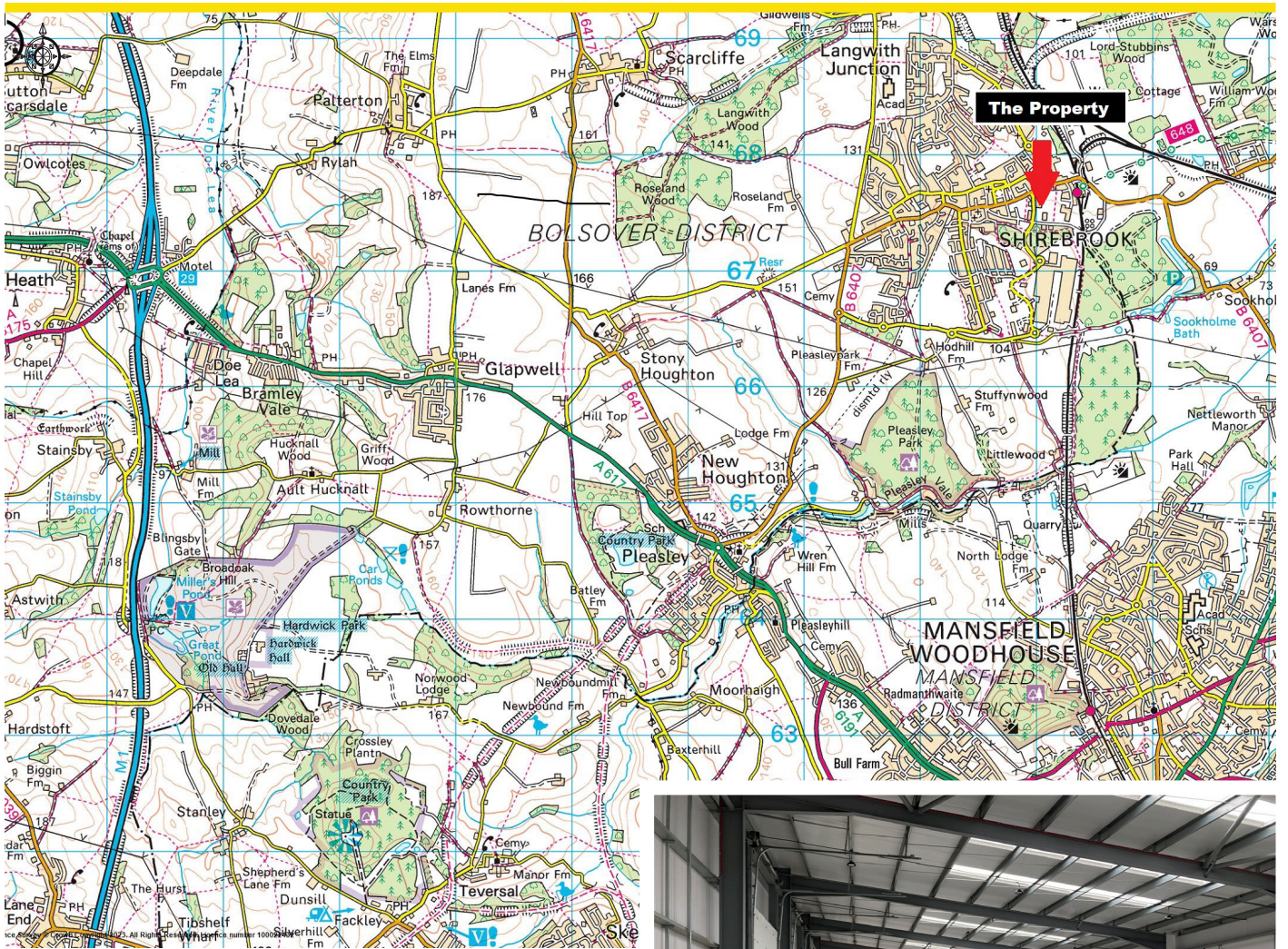
- Good industrial location with convenient access to Mansfield, Worksop and the M1
- New build development, industrial/warehouse units from 2,538sq ft to 21,884 sq ft (236 sq m to 2,033 sq m)
- Approved E (g), B2 & B8 planning permission
- Available to rent or buy
- Immediately available

SAVILLS NOTTINGHAM
Enfield Chambers, 18 Low Pavement
Nottingham NG1 7DG

+44 (0) 115 934 8057

[savills.co.uk](https://www.savills.co.uk)

savills



Location

Shirebrook benefits from good communications with Junction 29 of the M1, approximately 6 miles to the west. Mansfield lies approximately 5.5 miles to the south, Worksop approximately 12.5 miles to the north east, Chesterfield approximately 11 miles to the north west and Nottingham approximately 22 miles to the south.

The property is situated close to Brook Park, the home of Sports World's national distribution depot. Access to the property is directly from Portland Drive.

Description

The property comprises an attractive brand new development, which offers a range of business units, completed to a shell specification, to include the following:

- Steel portal frame with mono-profile pitched clad roof
- Solid concrete floors
- Eaves height of 6 metres
- Translucent roof lights
- High bay LED lighting
- Three phase power
- Electric roller shutter doors
- Personnel doors
- WC facilities
- Allocated car parking
- Security alarm and CCTV
- Self-contained gated site

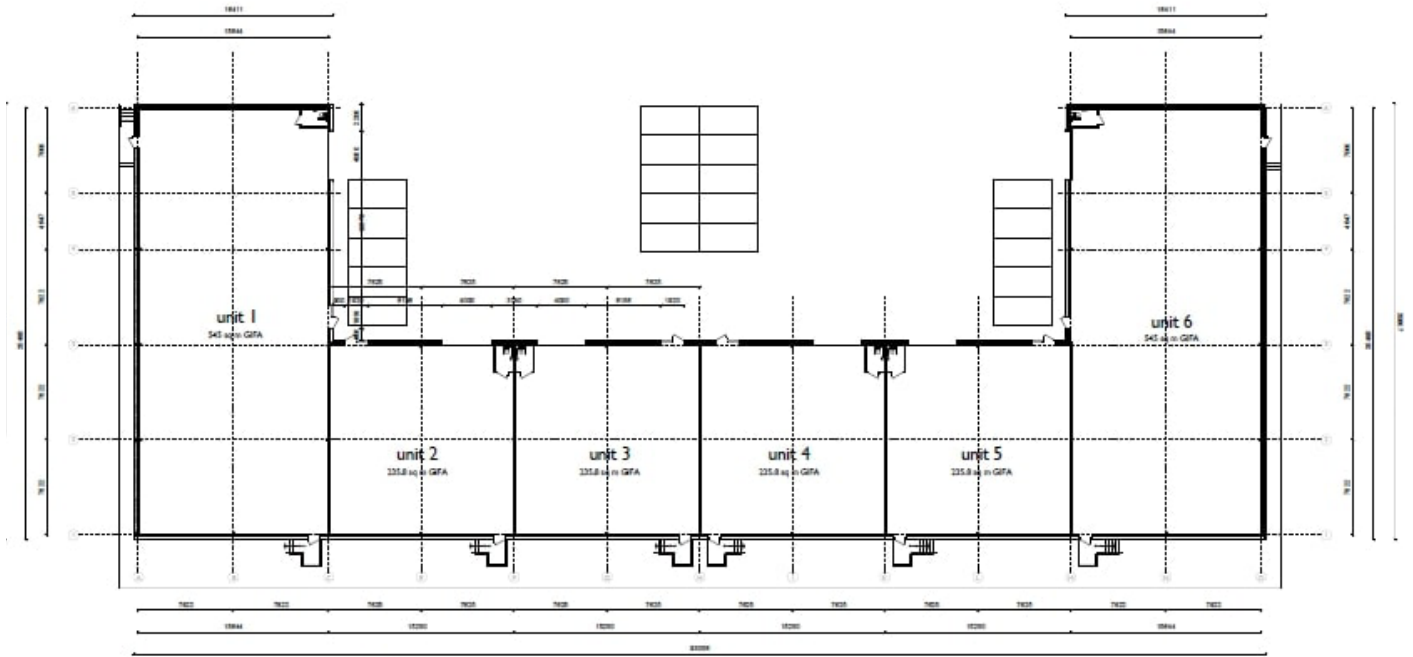


SAVILLS NOTTINGHAM
 Enfield Chambers, 18 Low Pavement
 Nottingham NG1 7DG

+44 (0) 115 934 8057

savills.co.uk

savills



Planning

- E (g) Light Industrial
- B2 General Industrial
- B8 Storage or Distribution

Availability Schedule and Pricing

UNIT	SQ M	SQ FT	RENT (PER ANNUM)	PRICE
1	545.0	5,866	£44,000	£790,000
2	235.8	2,538	£21,500	£355,000
3	235.8	2,538	£21,500	£355,000
4	235.8	2,538	£21,500	£355,000
5	235.8	2,538	£21,500	£355,000
6	545.0	5,866	£44,000	£790,000
Total	2,033	21,884		

Tenure

The units are available to rent or purchase on terms to be agreed.

Business Rates

The units have yet to be assessed for rating purposes. Small business rates relief may be available depending on unit size and the type of business leasing the units. Interested parties are advised to make their own enquiries direct of the local authority, Bolsover District Council.

EPC

The EPC ratings are to be assessed upon completion.

VAT

VAT is applicable to the rent and purchase price.

Service Charge

A service charge will be payable towards the upkeep and maintenance of the common areas of the estate. Further information is available via the agent.

Further Information

For further information or to arrange a viewing, please contact the Joint Sole Agents.

Contact

Ian Muxlow
+44 (0) 7967 555 584
imuxlow@savills.com

Luke Epps
+44 (0) 7811 073 302
Luke.epps@savills.com

FHP Anthony Barrowcliffe
anthony@fhp.co.uk

FHP Amy Howard
Amy.howard@fhp.co.uk

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | July 2023

savills