



Warehouse facility

Size 39,072 sq ft (3,629.88 sq m)

- Level access loading
- Fitted with racking and LED lighting
- 1 mile to J25 M1 Motorway
- Flexible terms considered

Warehouse facility

Size 39,072 sq ft (3,629.88 sq m)

Location

The property is located on Mark Street, immediately South of Sandiacre town centre. The property sits within one mile of J25 of the M1 Motorway with access via the B5010 heading West. Nearby occupiers offer convenience by way of Burger King and Lidl.

Description

The accommodation available sits within a larger warehousing facility of steel portal frame construction. The units comprise two end of terrace bays racked, and lit. Kitchen and WC facilities are shared with the head-tenant and an adjacent ground floor office suite is available if required.

The bays are racked providing circa 3,000 pallet spaces, capable of a uniform loading of 1000 kgs per pallet.

The premises benefit from the following:

- 6m eaves (5.06m clear working height)
- 4 level access loading
- Fitted with racking and LED Lighting
- Refurbished office and WC facilities
- Dedicated parking

Accommodation (Gross Internal Area)

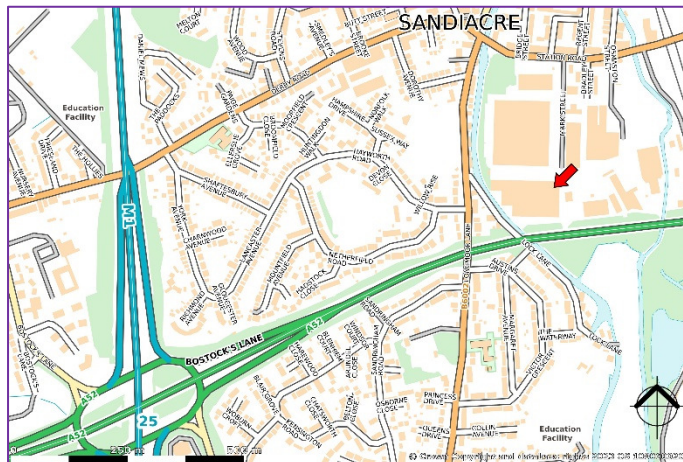
Description	SQ M	SQ FT
Warehouse	3,533.54	38,035
Ground Floor offices	96.34	1,037
Total	3,629.88	39,072

Terms

The premises are available to let by way of a new internal repairing sub-lease on terms to be agreed. The rent is all-inclusive of utilities, buildings insurance and business rates and to be discussed upon application.

EPC Rating

The property has a valid EPC with a C-53 rating.



Further Information

For further information please contact CPP
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