



Walkers Industrial Estate, Ollerton Road, Tuxford,  
Nottinghamshire, NG22 0PQ



## Good Quality Modern Warehouse Facility Partially racked with generous yard area Size 92,660 sq ft (8,608.33 sq m)

- Located approximately 1 mile from the A1
- Clear working height of 9.60m (12.15m to apex)
- Level access loading and dock level loading (14 doors in total)
- Wide aisle racking with c.7,350 pallet positions
- **TO LET**

# Good Quality Modern Warehouse Facility - To Let

## Size 92,660 sq ft (8,608.33 sq m)

### Location

The Walker's Industrial Estate is a phased development comprising a mix of industrial and warehouse units totalling 450,000 sq.ft. The Estate is located approximately 1 mile West of the A1 and town of Tuxford in North Nottinghamshire, accessed via Ollerton Road (A6075). The key regional towns of Mansfield, Newark and Worksop as well as Lincoln City are all within 16 miles drive. The immediate proximity to the A1 enables good connectivity to the wider road infrastructure and key locations including those listed below:

Doncaster	26 miles	38 minutes
Sheffield	32 miles	49 minutes
A1	1 mile	2 minutes
Immingham Port	54 miles	1hr 16 minutes
A46/A1/A17 junction	13 miles	20 minutes
M18/A1 junction	23 miles	33 minutes
M62/A1	40 miles	46 minutes

### Description

The subject property, built and extended between 1997 and 2002, comprises a good quality detached warehouse unit of steel portal frame construction with storage accommodation provided over four main bays, alongside a heated dispatch area. The elevations are of brick and blockwork construction, surmounted by a profile cladding system to eaves. The roof to each bay is pitched incorporating 10% translucent panels.

Key features include:

- 9.60m clear working height (12.15m to apex)
- 9 dock level access loading doors
- 5 ground level access loading doors
- Partially racked (wide aisle c.7,350 pallet positions)
- LED warehouse lighting
- Two loading canopies
- Concrete yard with depths ranging from 35m to 48m
- 200kVA power supply (can be upgraded)
- Two-storey office and amenity block
- Dedicated car park with 22 marked spaces

### Accommodation

The building comprises the following accommodation:

Accommodation	Sq.m.	Sq.ft.
Main Warehouse Area	7,254.74	78,090
Dispatch Area	1,056.30	11,370
Office/Amenity block	297.29	3,200
<b>TOTAL</b>	<b>8,608.33</b>	<b>92,660</b>
Canopy covered loading	1,020.90	10,989

The property sits upon a site of 1.865 Ha (4.61 Acres) reflecting 45% site coverage.

The outgoing tenant has installed a temporary building in the yard area which may be available by way of a continued lease arrangement.

### EPC Rating

The property has an EPC Rating of C – 58 (expires Sept 2031).

### Business Rates

The property is assessed as "Warehouse & Premises" with a 2023 Rateable Value of £257,500.

### Estate Charge

The Walker Estate features overnight and weekend security. Tenants contribute a fair contribution of £0.10 per sq.ft. p.a.

### Terms

The premises are available To Let by way of a new FRI lease on terms to be agreed at a quoting rent of £372,000 per annum exclusive.

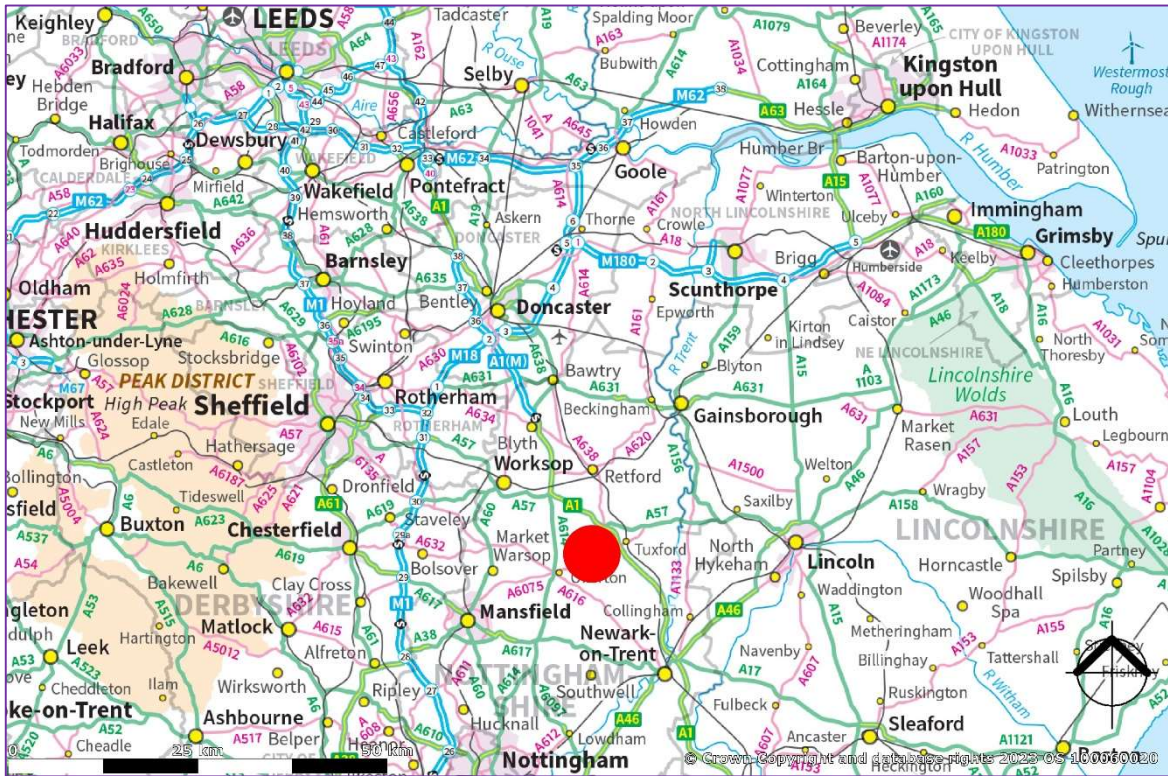
VAT is applicable at the prevailing rate.

### Anti-Money Laundering Compliance

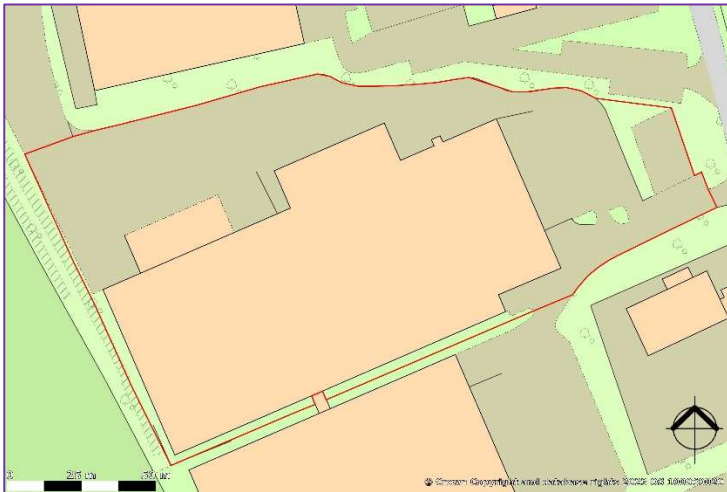
Successful tenants will be required to provide the necessary identification documents to satisfy HMRC compliance.



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