



Good quality industrial/warehouse unit 1C - 5,467 sq.ft. (507.90 sq.m.)

- 2 miles to J28 M1 upon popular commercial estate
- Refurbished and ready for immediate occupation
- Last unit remaining following recent letting of Unit 1B

Good quality industrial/warehouse unit

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Location

The Brookhill Industrial Estate is a popular and established commercial location positioned less than 2 miles to J28 of the M1 Motorway. The B6019 provides easy connections to the M1 and Kirkby in Ashfield. 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 is of steel portal frame construction with brick and blockwork built elevations with front and rear surmounted by a profile cladding to the roof line. The unit occupy a mid-terrace position with the following features:

- 4.5m clear working height
- 1 level access loading door (power assisted)
- LED warehouse lighting
- Attractively presented two storey office/welfare block
- Forecourt loading and parking

Accommodation

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

Rateable Value

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

EPC Rating

Unit 1C was jointly assessed with 1B with a rating of C-67. EPC expiry July 2032.

Terms

The premises are being offered To Let by way of a new lease drawn upon a Full Repairing and Insuring basis. The quoting rent is £35,500 per annum exclusive.



Further Information/Viewings

For information please contact the joint agents CPP & HEB

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