

**Unit adjacent to Nettleworth Cottage Leeming Lane North  
Mansfield Woodhouse, Nottinghamshire NG19 8LJ**

**£390,000**

- A REALLY, FANTASTIC OPPORTUNITY TO ACQUIRE THIS SUPERB OFFICE AND WAREHOUSE FACILITY
- HIGH QUALITY THROUGHOUT WITH SUSPENDED CEILINGS, DOWNLIGHTERS AND ELECTRIC HEATERS
- CURRENTLY OCCUPIED BY AND OPERATING AS AN ELECTRIC VEHICLE CHARGING STATION COMPANY
- A RURAL LOCATION, WHICH WOULD SUIT A VARIETY OF USES, SUBJECT TO ANY REQUIRED PLANNING PERMISSION
- CCTV SYSTEM, INTRUDER ALARM, SURROUND SOUND SYSTEM AND HARD WIRED SMOKE ALARMS THROUGHOUT
- THE PROPERTY CAN BE DESCRIBED AS A STEEL FRAMED PORTAL BUILDING, WITH TWO STOREY OFFICE BLOCK
- IN ADDITION TO THE SUBSTANTIAL BUILDING, THERE IS EXTENSIVE HARDSTANDING TO THE PROPERTY
- EXCELLENT LOCATION, WITH GOOD TRANSPORT LINKS, PARTICULARLY WITH THE M1 MOTORWAY AND A614, THEN A1

### VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

### DIRECTIONS:

From Mansfield, take the A60 Woodhouse Road, which then becomes Leeming Lane South and Leeming Lane North. Before reaching Spion Kop, turn left onto Sookholme Road. Turn left further down here at the entrance to the Hostess Restaurant. You are travelling along an unmade road. Fork right at the end of here, passing Nettleworth Cottage, this being the last property on the right-hand side. The entrance to the unit is after this.

### COMPRISING

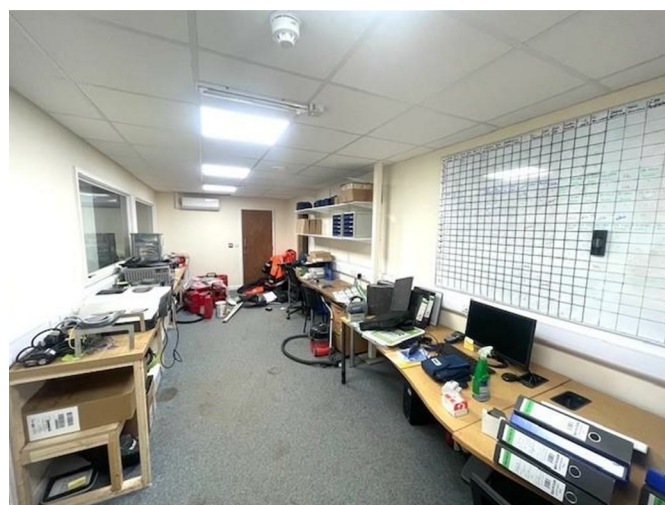
#### MAIN RECEPTION

**17'7 x 13'9 (5.36m x 4.19m)**

Double glazed frontage. From here there is access to a plant/equipment room (immediately ahead) or an inner lobby to the right.

#### ADMINISTRATION ROOM

**26'3 x 9'8 (8.00m x 2.95m)**



#### INNER LOBBY

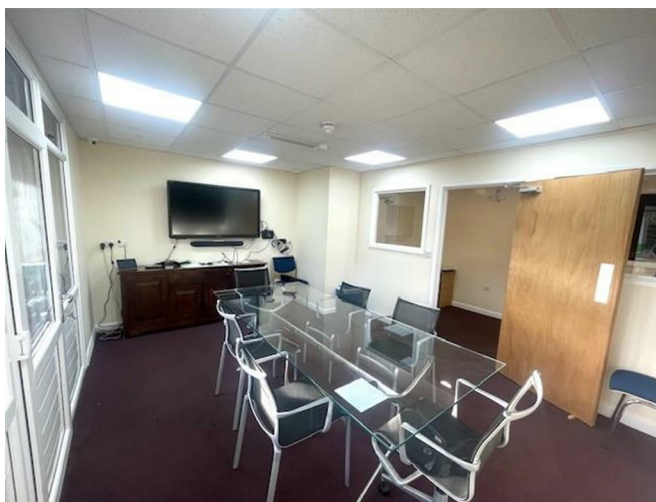
Under stair storage space. Staircase to the first floor rooms. From this lobby, there is access to:

#### INNER HALL/CORRIDOR

#### MEETING ROOM

**15'6 x 11'7 (4.72m x 3.53m)**

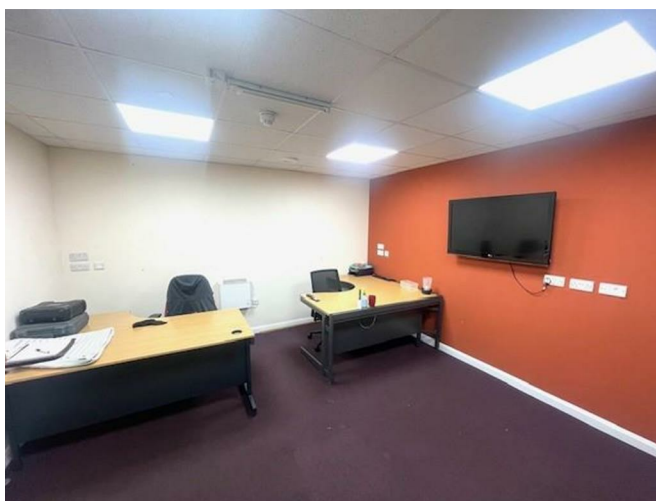
Located on the right-hand side of this hallway and having UPVC double glazed frontage, leading to a fully enclosed porchway.



#### OFFICE

**14'4 x 13'2 (4.37m x 4.01m)**

Accessed from the left-hand side and, therefore, being an internal room. Including two electric wall heaters.



#### EQUIPMENT/STORAGE ROOM

**21'3 x 11'10 (6.48m x 3.61m)**

#### FURTHER INNER LOBBY

leading to:

#### KITCHEN

**6'3 x 6'2 (1.91m x 1.88m)**

With wall and base unit, work top and stainless-steel sink unit and single drainer.





### CLOAKROOM

9'9 x 6'6 (2.97m x 1.98m)

Including WC and wash hand basin. Electric heater and extractor fan.



### STORAGE ROOM

15'5 x 8'3 (4.70m x 2.51m)

There is then a rear passageway, providing access to the main warehouse/workshop. At the opposite end is a secondary staircase to the first floor.

### WAREHOUSE/WORKSHOP

50' x 14'7 (15.24m x 4.45m)

### FIRST FLOOR

### SALES RECEPTION

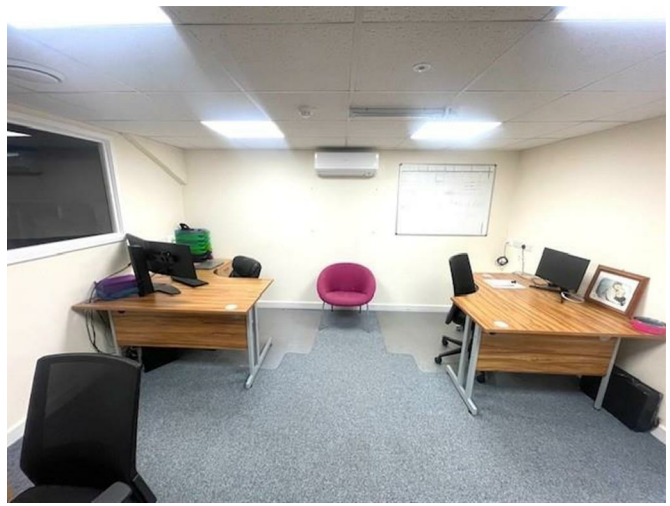
35'3 x 9'9 increasing to 14'6 then 17'8 (10.74m x 2.97m increasing to 4.42m then 5.38m)

Leading to:

### OFFICE

14'2 x 12'7 (4.32m x 3.84m)

With air conditioning unit.

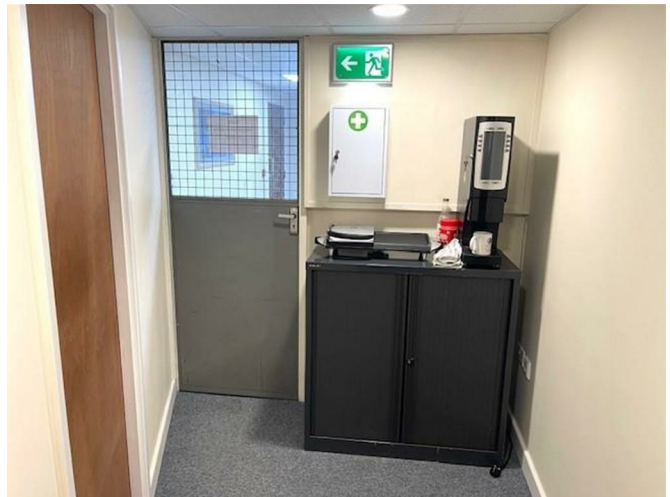


### CLOAKROOM

With WC and wash hand basin.

### STAFF CANTEEN AREA

9'4 x 3'5 increasing to 6'7 (2.84m x 1.04m increasing to 2.01m)



### STATIONERY ROOM

9'4 x 7'4 (2.84m x 2.24m)

With electric heater.



### KITCHEN/REST ROOM

**15'5 x 8'6 overall (to include wc) (4.70m x 2.59m overall (to include wc))**

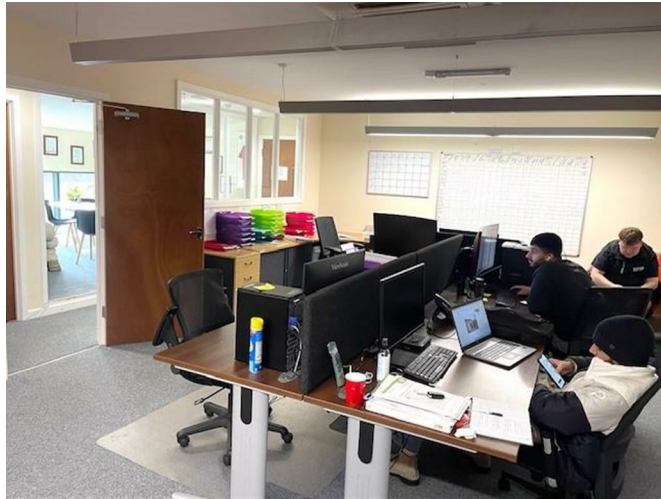
Fitted with wall and base units, work top and stainless-steel sink unit and single drainer. Water heater and electric heater.

### CLOAKS

WC, wash hand basin and electric heater.

### OFFICE

**25'4 x 17'1 (7.72m x 5.21m)**

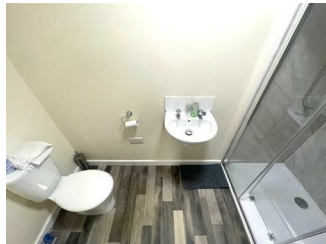


### INNER HALLWAY

### OFFICE

**13'1 x 12'1 (3.99m x 3.68m)**

Also having shower room - with shower cubicle (electric shower), wash hand basin and WC.



### SITTING ROOM

**15'2 x 13'6 (4.62m x 4.11m)**

Air conditioning unit.



### OUTSIDE

The property is approached via the previously mentioned unmade road and has a large hardstanding facility to the front – suitable for staff and visitors or maybe even as a forecourt for display purposes.

PLEASE NOTE, THE ELECTRIC CHARGING POINTS AND CANOPY CURRENTLY ON SITE, ARE NOT INCLUDED IN THE SALE.



### OUTSIDE



### BUSINESS RATES

The current rateable value (1st April 2023 to present) is £12,500, broken down as follows:

Ground floor warehouse 162.45 m2 x £38.00 =

£6,173.

Ground floor area under supported floor 35.46 m<sup>2</sup>

x £25.54 = £906.

Ground floor office 78.35 m<sup>2</sup> x £45.60 = £3,573.

Mezzanine floor internal storage 97.55 m<sup>2</sup> x

£19.00 = £1,853.

Total 373.81 m<sup>2</sup> = £12,505. Information supplied by the GOV.UK website.

#### **FINANCIAL ADVICE**

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### **MONEY LAUNDERING**


under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

#### **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA/04.12.2024

EPC AVAILABLE UPON REQUEST



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	