



**Unit B1, Ratcher Way Crown Farm Way, Forest Town, Nottinghamshire NG19
0FS**

Industrial/Trade Counter Unit

- ▶ **Modern end-terraced industrial unit**
- ▶ **4,436 sq ft (412.06 sq m)**
- ▶ **Established industrial location**
- ▶ **First floor offices via mezzanine**

For enquiries and viewings please contact:



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Location

The property is located to the east of Mansfield, within the established Crown Farm Industrial Estate, accessed via Ratcher Way. The estate provides convenient access to Mansfield town centre and the A617. The A617 intersects the A60 and continues to the A38. The A38 leads directly to J28 of the M1 motorway approximately 7 miles due west. The A60 leads directly to Nottingham city centre approximately 11 miles due south.

Description

The property comprises an end terraced industrial unit forming part of a larger complex of 6 self-contained units. The property is of steel portal frame construction with part brick, part clad walls beneath a clad roof.

The subject unit benefits from having a trade counter entrance with office. Within the unit is further office accommodation at first floor.

Externally loading to the unit is via a roller shutter door leading to a large secure shared yard/car park. The eaves height of the unit is approximately 6 metres. The property also benefits from three phase power supply.

Accommodation

	Sq M	Sq Ft
Ground floor office	82.8	891
First floor office	82.8	891
Warehouse	246.5	2,653
Total	412	4,435

Measurements are quoted on a Gross Internal Area basis, in accordance with the RICS Property Measurement Standard (2nd edition)

Planning

We understand the property has planning consent for use class E (Commercial, Business and Services use), B2 (General Industrial) and B8 (Storage & Distribution) of the Town & Country Planning (Use Classes) Order 2022 and subsequent amends. Interested parties are encouraged to rely upon their own enquiries of the local planning authority.

Tenure

Leasehold.

Business Rates

From information taken from the Valuation Office Agency (VOA) website, we understand the property is described as "Offices & Premises" and currently assessed as follows:-

Rateable value: £17,750

Indicative rates payable 2023: c. £8,857.25 per annum

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries with the VOA).

Rent

Offers sought in the region of £29,000 per annum.

Service Charge

An Estate Charge is applicable which is levied across all occupiers at Ratcher Court

The Landlord will insure the premises with the Tenant to reimburse upon receipt of premium

VAT

All sums quoted exclusive of VAT if applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

EPC

The premises has an EPC assessment of D-83.

Viewings

By appointment with the sole agents.

Date Produced: 02-Jan-2024



