

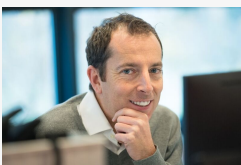


**Unit 6, Crown Farm Industrial Estate, Ratcher Way, Mansfield NG19 0FS**

## **Industrial/Warehouse premises**

- ▶ **Sited on 2.91 acres (1.18 Ha)**
- ▶ **GIA: 27,229 sq ft (2529.6 sq m) with over-sized yard**
- ▶ **Located on an established industrial estate**
- ▶ **Opportunity to acquire long leasehold interest**

For enquiries and viewings please contact:



**Scott Osborne**  
07894 587809  
[sosborne@innes-english.com](mailto:sosborne@innes-english.com)



**George Hughes**  
07506 876689  
[ghughes@innes-english.com](mailto:ghughes@innes-english.com)

**Location**

The premises are located at the end of Ratcher Way within the well-established Crown Farm Industrial Estate lying to the East of Mansfield. Access to Ratcher Way is off Crown Farm Way.

The property is conveniently positioned under 2 miles from Mansfield Town Centre and close access links to the A617. The A617 provides direct access to the A614 to the East and the A38 to the West, both of these offer direct access to the A1(m) and M1 motorway respectively.

The immediate vicinity is predominately industrial in nature with nearby occupiers including Jeremias UK, Vale Windows and Rettenmaier.

**Description**

The property is a detached industrial unit configured to provide two storey office accommodation to the front with open plan warehousing space to the rear. The property also features a large secure yard. The unit comprises a steel portal frame with brick / blockwork elevations supporting a profile metal clad roof incorporating translucent rooflights.

The building features four up & over roller shutter doors, two of which leading directly into the yard, additionally the warehouse features 6.1m eaves, 200Kva power supply and ambi-rad heaters. The offices are well presented and feature suspended ceiling, LED panel lighting, perimeter trucking, and air handling. Additional office lie on the side elevation (which leads to the yard) utilised as a canteen, warehouse offices and admin offices which feature suspended ceiling and air conditioning.

Externally the site is bounded by palisade fencing with the majority of the yard being paved. To the front lies staff parking.

**Accommodation**

	Sq M	Sq Ft
Warehouse	1,869.9	20,128
Ground Floor Offices	301.4	3,244
Portakabin	24.9	268
First Floor Offices	333.3	3,588
<b>Total</b>	<b>2,529.6</b>	<b>27,229</b>

Additional there is a mezzanine of 124.58 sq m (1,340 sq ft)

The property is sited on 2.91 acres (1.18 Ha)

**Planning**

The agents understand that the property benefits from planning permission for use as offices, warehousing and manufacturing therefore falls within Class E, B2 and B8 Uses of the Town & Country Planning (Use Classes) Order 2020. Interested parties are advised to

**Tenure**

The property is available on a leasehold basis, consideration may be given to the sale of the long-leasehold - details can be obtained from the marketing agents.

**Business Rates**

From enquiries of the Valuation Office Agency (VOA) website we understand the business rates are as follow:

Rateable value 2023/2024: £128,000

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

**Price/Rent**

Offers sought in the region of £190,000 per annum. The Vendor may sell the property and interested parties are advised to liaise with the marketing agents.

**Legal Costs**

Each party is to bear their own legal costs incurred.

**EPC**

The premises have an EPC assessment of: D-82.

**Viewings**

Viewings are by appointment with sole agents Innes England.

**Our Anti-Money Laundering Policy**

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 07-Mar-2024



