



Border Road Off Station Road, Shirebrook NG20 8SX

Warehouse accomodation

- ▶ **GIA: 7,249 sq ft (673.40 sq m)**
- ▶ **Ground floor warehouse accomodation available on felxible terms**
- ▶ **Substantial roller shutter door**
- ▶ **Suitable for storage as well as a variety of uses (STP)**

For enquiries and viewings please contact:



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Location

The unit lies on the Eastern edge of the town of Shirebrook, adjacent to the railway station. Shirebrook is a former mining village situated in the north of Nottinghamshire. The town lies approximately 25 miles north of Nottingham, 6 miles northwest of Mansfield, has good access to the M1 motorway via Junction 29 and is serviced to the west by the A617 and to the east by the A610.

Description

The property comprises of a warehouse to the rear and a two-storey office to the front. The warehouse is of steel portal frame construction surmounted by profile metal cladding. The ground floor warehouse is available to let.

Internally, the property is configured to provide storage accommodation. The property benefits from mains water, 3 phase electricity and a gas supply. The property has a roller shutter door to the rear of the building.

Externally, the unit enjoys a rear yard area consisting of concrete slabbing. Suitable for vehicle parking.

Accommodation

	Sq M	Sq Ft
Warehouse	673.4	7,249
Total	673.4	7,249

Measurements are quoted on a Gross Internal Area basis, in accordance with the RICS Code of Measuring Practice, 6th Edition.

Planning

We understand that the property has planning consent to be utilised under Use Class B8 (Storage & Distribution) under the Town & Country Planning (Use Classes) Order 1987.

Alternative uses may be permitted although interested parties are advised to make their own enquiries of the planning authority.

Tenure

The property is available on new lease terms to be agreed between parties.

Business Rates

To be reassessed upon occupation.

Rent

Rent £31,250 per annum.

VAT

VAT is applicable.

EPC

More information available from the agents.

Viewings

By appointment with the sole agents Innes England.

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