

For Sale

Industrial



www.ps2property.co.uk

**Unit 5, Blacksmith Way, Brook Park, Shirebrook,
Mansfield, Nottinghamshire, NG20 8RJ**

Industrial Premises

1,371 SQ M (14,760 SQ FT)

- Modern industrial unit with ancillary office accommodation
- 2 x 5 tonne & 2 x 10 tonne gantry craneage
- Substantial parking and secure yard
- Good access to M1

**Edward
Symmons**

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LOCATION

The property is located on Brook Park, approximately 3.5 miles north of Mansfield and benefits from convenient links to the M1 approximately 5 miles to the west accessed via the B6417.

DESCRIPTION

The premises comprises a well specified industrial unit of steel portal frame construction with a pitched profile steel clad roof, incorporating translucent light panels with an eaves height of approximately 8 metres (26 ft).

Internally, the unit has a fully lined roof and is lit via sodium light boxes. Single storey offices are provided, being of block construction and having painted and plastered walls and ceilings.

The property has a power floated concrete floor with additional stanchions supporting 2 x 5 tonne and 2 x 10 tonne gantry cranes. Access to the property is via 2 electronically operated up and over sectional doors on to a tarmacadam parking area and concrete surfaced yard.

RATES

Rateable value is £52,500.

ACCOMMODATION

	Sq M	Sq Ft
Warehouse	2,266	13,630
Offices	<u>105</u>	<u>1,130</u>
Total	1,371	14,760

SERVICES

We are advised that the property is connected to mains services including water, electricity and mains drainage.

PLANNING

The property has B1 and B2 consent within The Town and Country Planning (Uses Classes) Order 1987.

TENURE

The property is freehold.

VAT

We have not been advised of the VAT status of the property.

PRICE

Offers are invited in excess of £450,000 for the freehold interest.

VIEWING

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