

# BUSINESS SPACE OPPORTUNITY

Land off Meden Side, Meden Vale, Mansfield, Nottinghamshire NG20 9QU



## ASK!

### BRAND NEW INDUSTRIAL UNITS AVAILABLE FROM SEPTEMBER 2021

RENTS FROM  
£8.50 PER SQ FT  
OR BUY  
FREEHOLD

- Brand new development with availability from 212 sq m (2,279 sq ft) to 1,909 sq m (20,553 sq ft)
- Individual unit sizes of: 212 sq m (2,279 sq ft), 214 sq m (2,302 sq ft), & 423 sq m (4,557 sq ft)
- Opportunity for units to be combined
- Available to rent or buy
- Accessible location with convenient access to both Mansfield, Worksop & the M1



**Interested?** Contact Will Torr 0115 979 3491 [wtorr@heb.co.uk](mailto:wtorr@heb.co.uk)  
OR Nick Morgan 0115 979 3495 [nmorgan@heb.co.uk](mailto:nmorgan@heb.co.uk)

**0115 950 6611**

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

## LOCATION:

The property is situated opposite the Meden Court Industrial Estate which is located off Netherfield Lane in Meden Vale.

The development is accessible to the following locations:-

- Mansfield – 6 Miles
- Worksop – 8 Miles
- A60 – 0.8 Miles
- A614 – 5 Miles
- M1 (J30) – 10 Miles
- M1 (J29a) – 10 Miles

## DESCRIPTION:

Meden Court forms a brand new development which will offer a range of units set around a central compound.

The buildings are of steel portal frame construction, surmounted by steel profile cladding to all parts, with roller shutter and pedestrian access to the front elevations.

Each units will have parking with the compound and Unit 6 benefits from its own self-contained gated yard.

The units are to be finished to a shell specification and further information of this specification can be provided upon request.

## TERMS:

The units are available to rent or buy on terms to be agreed.

## RATES:

The properties have not yet undergone a rating assessment, however, the selling agents will be able to provide an indicative level upon request.

## TENURE:

Leasehold or Freehold.

## ACCOMMODATION:

The seven units are available in three sizes, of 212 sq m (2,279 sq ft), 214 sq m (2,302 sq ft), and 423 sq m (4,557 sq ft) and can be combined to meet specific user requirements.

## AVAILABILITY SCHEDULE & PRICING:

UNIT No.	SQ M	SQ FT	RENT	PRICE
1	423	4,557	£38,750	£455,000
2	214	2,302	£19,500	£230,000
3	212	2,279	£19,500	£227,750
4	212	2,279	£19,500	£227,750
5	214	2,302	£19,500	£230,000
6	423	4,557	£40,000	£479,000
7	212	2,279	£19,500	£228,000
<b>TOTAL</b>	<b>1,909</b>	<b>20,553</b>	<b>£176,250</b>	<b>£2,077,500</b>

The units will be available from September 2021.

Floorplans are available upon request.

## PLANNING:

B1 (Business)  
B2 (General Industrial)  
B8 (Storage & Distribution)  
within use Class E.

## VAT:

Vat is applicable to the rent and purchase price.

## EPC:

To follow.

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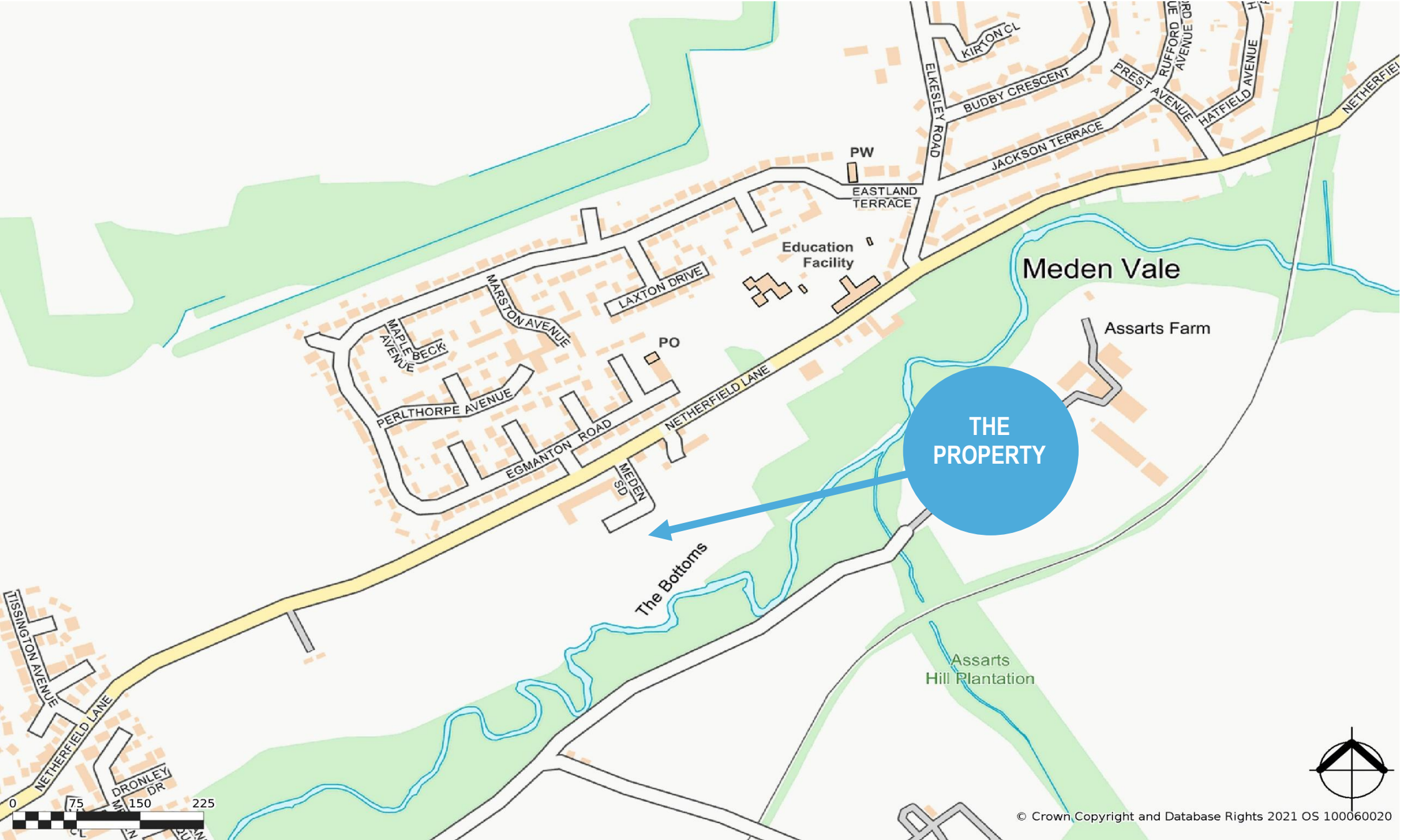


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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.