



## Jonscar Court Vernon Street Industrial Estate, Mansfield NG20 8SS

### £11,000 (From) Per Annum

Five newly built office/workshop units varying from 101.15 sq.m. (1,088 sq.ft.) with a mezzanine of 107 sq.m. (1,151 sq.ft.) to 188.56 sq.m. (2,030 sq.ft.) with a mezzanine of 197.21 sq.m. (2,123 sq.ft.).

The units are situated within a gated and fenced courtyard with excellent car parking and ample delivery space for each of the five units at the south-east end of Vernon Street within an Industrial Park which is also gated.

- WC and Kitchen facilities will be installed prior to occupation
- Developer is prepared to fit out to Tenant's requirements
- Would make very good office accommodation

## LOCATION

The recently constructed units are situated on the south-east side of Vernon Street within a gated Industrial Park. The units are enclosed by a pallisaded fencing with further gates to provide additional security.

Vernon Street is situated off Station Road and close to the railway station which is a short distance from the centre of the small market town of Shirebrook which serves a population of approximately 10,000. There is a wide range of facilities including Junior and Secondary Schools, several supermarkets including Aldi, Lidl and Co-op, a wide range of shops and a former colliery which has been re-developed to form New Brook Business Park where there are numerous large firms including Sports Direct.

The town has regular bus and train services via the Robin Hood Line to Worksop, Mansfield and Nottingham and there is also good road access to Junctions 29 and 29A of the M1 Motorway which is some 8 miles distance.

## DESCRIPTION

The five units form an L-shape and are constructed of brick to a height of approximately 2.5 metres with coated steel cladding to the upper part of the walls and the roof, Each unit has a suspended ceiling with LED lights, steel staircase to a mezzanine and will have WC and Kitchen facilities installed prior to the occupation of each unit.

There is a large tarmac forecourt and service area in front of the units, there is also additional space to the rear of the units which can be utilised for storage. The whole site is enclosed by pallisade fencing with secure gates and additional gates to Vernon Street.

### UNIT 1 32'11" x 33'0" (10.04 x 10.075)

with three phase electricity, concrete floor, fire exit, suspended ceiling, LED lighting, fire exit and mezzanine above.  
Roller shutter door 3.55 m. wide x 3.79 m. high.  
Minimum headroom 2.47 m.

### UNIT 1 MEZZANINE 34'1" - 5'6" x 12'11" (10.39m - 1.70m x 3.94m)

102.3 sq.m (1101 sq.ft)

## FLOOR AREAS UNIT 1

Ground Floor 101.15 sq.m. (1088 sq.ft.)

### UNIT 2 33'0" x 44'2" (10.06m x 13.48m)

With three phase electricity, concrete floor, suspended ceiling, LED lighting, fire exit and mezzanine above.  
Roller Shutter door 3.55m wide x 3.79m high.  
Minimum heardroom 2.47m

## FLOOR AREAS UNIT 2

Ground Floor 135.61 sq.m. (1460 sq.ft)

Mezzanine 140.35 sq.m (1511 sq.ft)

### UNIT 3 43'6" x 32'10" +6'0" x 16'3" (13.27m x 10.03m +1.83m x 4.97m)

with three phase electricity, concrete floor, suspended ceiling, LED lighting, fire exit and mezzanine above.  
Lined with white PVC cladding. Some partitions have been constructed but will be removed.  
Roller shutter door 3.55 m. wide x 3.79 m. high.  
Minimum headroom 2.47 m.

### UNIT 3 MEZZANINE 17'8" x 4'5" + 33'11" x 44'4" (5.4m x 1.36m + 10.35m x 13.53m )

Floor Area 147.44 sq.m. (1587 sq.ft,)

## FLOOR AREAS UNIT 3

Ground Floor 142.2 sq.m. (1530 sq.ft.)

## SERVICES

Mains water, drainage and electricity including three phase electricity is connected to each of the units.

#### **LOCAL AUTHORITY**

Bolsover District Council

#### **RATING ASSESSMENT**

From our inspection of the Rating List on the internet the properties have not yet been assessed for rating purposes

#### **RENTAL**

The premises are available for rent at:

Unit 1 - £11,000 pa plus VAT

Unit 2 - £14,700 pa plus VAT

Unit 3 - £17,450 pa plus VAT

#### **VIEWING**

Viewing is by appointment with the agents

#### **SPECIAL NOTE**

The Developer will install kitchens and WC's and will, if required, remove the mezzanine floors and fit out the units to the client's requirements

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

