

A photograph of a large industrial building with a corrugated metal roof and walls. The building has a large open bay door on the right side, revealing the interior structure. To the left of the open bay is a closed roller shutter door. The building is situated on a dark, gravelly area. In the background, other industrial units are visible under a clear blue sky.

TO LET

Industrial units near J28 (M1) & A38

8,995 to 22,796 sq ft

From £3.00 per sq ft

Industrial Units at Twinyards

Huthwaite Lane, Huthwaite, DE55 5HX



TO LET - UNITS AT TWINYARDS, HUTHWAITE



Twinyards Business Park, Huthwaite Lane, DE55 5HX



Warehouse units a short distance from J28 M1 & A38

- Excellent location a short distance from J28 of the M1.
- Space available from 8,955 to 22,796 sq ft
- Max eaves height of 9.55m
- Min eaves height of 6.46m
- Low rent from £3.00 per sq ft
- Flexible lease terms may be available



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Approximate Travel Distances



Locations

- Mansfield (6 Miles)
- J28 (M1) & A38 (4 miles)

Sat Nav Post Code

- DE55 5HX



Nearest Stations

- Alfreton Train Station (4 Miles)



Nearest Airports

- East Midlands Airport (25 Miles)

Location

The properties are located within a semi-rural location within the yard at Twinyards Farm which is located off Huthwaite Lane (B6206) which in turn leads to the Nunbrook Road Industrial Estate. The site is located in close proximity to Junction 28 of the M1 and near to the intersection with the A38 providing excellent road connections.

Description

The units provide good quality open plan warehouse space, making it ideal for a range of industrial/storage uses.

The property benefits from a three phase electrical supply and has a minimum eaves height of 6.46m and maximum of 9.55m.

Accommodation

Unit	Description	Sq M	Sq Ft
Unit 1	Industrial	831.91	8,955
Unit 2	Industrial	1285.9	13,841

Total 2,117.81 22,796

Guide Rental

From £3.00 per sq ft

Tenure

The property is available by way of new full repairing and insuring lease for a term of years to be agreed, however a minimum lease term of 3 years is envisaged.

Flexible lease terms may also be available.

Business Rates

Rateable Value £58,000 (for the whole site)

Rates Payable £29,232

2018/2019 Rates Payable 50.4p in the £

Services

We understand that mains water, electricity and drainage are all connected to the property. We must stress that none of these services have been checked or tested.

EPC

To be confirmed.

VAT

VAT is payable.

Viewings

Strictly by prior arrangement with the agent.



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