

Cost Effective Industrial Unit

735.75 sq m (7,919 sq ft)

Unit 18, Hamilton Road, Sutton in Ashfield, Nottinghamshire, NG17 5LD

To Let



NG

- Ideal for motor trade
- Easy access to the A38/J28, M1
- 24/7 access
- Immediately available



Cost Effective Unit

**Unit 18, Hamilton Road, Sutton in Ashfield
Nottinghamshire, NG17 5LD**

Location

The unit is located on Hamilton Road close to the junction with Coxmoor Road and is accessed off the A38. J28 of the M1 Motorway is approximately 2 miles away. An established labour force is readily available in Mansfield, Kirkby and Sutton-in-Ashfield.

Description

This single storey unit has a solid concrete floor throughout and lies under a light steel trussed roof incorporating 10% roof lights. It is fitted with both fluorescent and sodium vapour lights and is heated by means of a floor mounted gas fire warm air blower unit. Vehicular access is provided to the side elevation by means of a full height manual roller shutter door being 4.4m in width.

Specification includes:-

- Three Phase electricity
- Lighting and heating
- 4.6m clear working height

The landlords are willing to accept motor trade uses including:-

- Garage & repair
- MOT testing station
- Body shop
- Accident & repair

Accommodation

GIA: 735.75 sq m (7,919 sq ft)

* 10 parking spaces will be allocated to the unit.

Town & Country Planning

The unit can be used for B1 (light industrial), B2 (general industrial) and B8 (storage & distribution). If your interest is motor trade related please satisfy yourselves that it falls within these Use Classes prior to entering into negotiations.

Prospective tenants are advised to contact Ashfield District Council on 01623-450000.

Rates

Local Authority: Ashfield District Council
Description: Workshop and premises
Rateable Value: £13,000
Period: 2019/2020

EPC

An EPC will be made available to prospective tenants.

Tenure

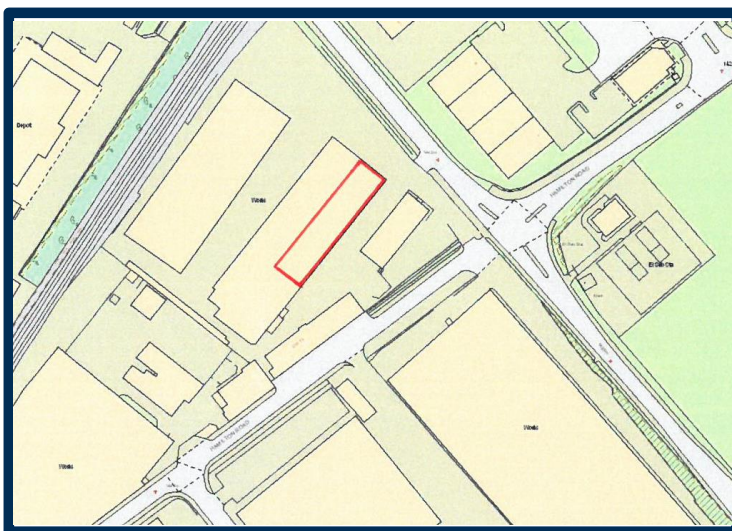
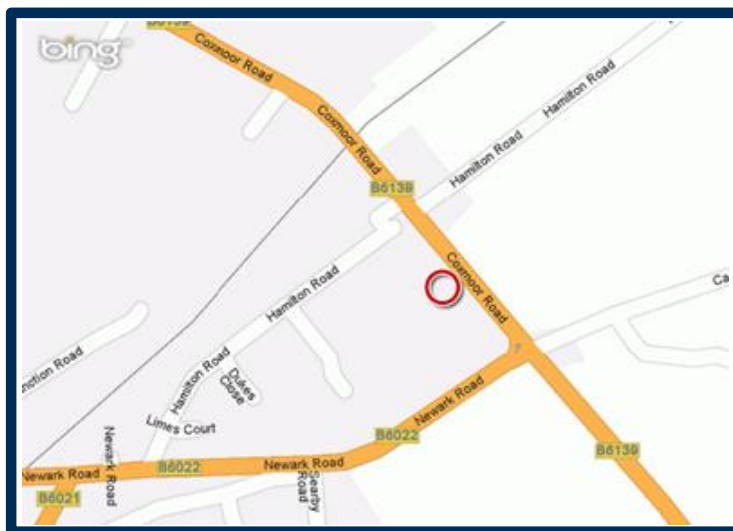
The property is available to let by way of new full repairing and insuring lease for a term of 3 years.

Rent

The rent will be **£26,827 per annum**, payable quarterly in advance on the usual quarter days and is subject to VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs.



Viewing

Strictly by prior appointment
with the sole agents.

Richard Sutton
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SUBJECT TO CONTRACT

Ref: RGS/RKB/6818 09.05.19