



Detached Industrial / Manufacturing Premises 36,065 Sq Ft (3,350.44 Sq M)

- Superb access to the M1 Motorway, Chesterfield & Mansfield
- Eaves height of 5 metres
- Ground and dock level loading
- Good sized secure yard area with barrier entry system
- High quality offices and welfare facilities
- Potential expansion land of 0.57 acres



Location

The property sits within the established and highly popular Holmewood Industrial Estate, which is strategically positioned circa 1 mile to the west of Junction 29 of the M1 Motorway, just over 6 miles to the south east of Chesterfield and approximately 7.5 miles north west of Mansfield.

The property itself is accessed off Hardwick View Road, which provides direct access to Junction 29 of the M1 Motorway via the A6175.

Description

The property provides a detached industrial / manufacturing facility, which benefits from the following specification;

- Eaves height of 5 metres
- Ground and dock level loading
- Good sized secure yard area with barrier entry system
- High quality offices and welfare facilities
- Generous parking provision - 67 demised spaces
- Potential expansion land of 0.57 acres

Accommodation

Area	Sq. m	Sq. ft
Warehouse	3,008.97	32,389
Offices	341.49	3,676
Total	3,350.46	36,065
Mezzanines	283.31	3,050



EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Terms

The property is available by way of a freehold sale.

Price on application.

Viewings

For further information or to arrange a viewing please contact;

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