

# New development of industrial/distribution/warehouse units built to high specification available to buy or let

480m<sup>2</sup> - 2,761m<sup>2</sup>  
(5,165ft<sup>2</sup> - 29,720ft<sup>2</sup>)

- High quality units built to a shell specification
- Units can be combined to create ideal size
- Positioned adjoining the A38 providing great prominence and visibility
- Located a few minutes from Junction 28, M1



Google Earth  
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**FOR SALE/MAY LET**



Location



Gallery



Video



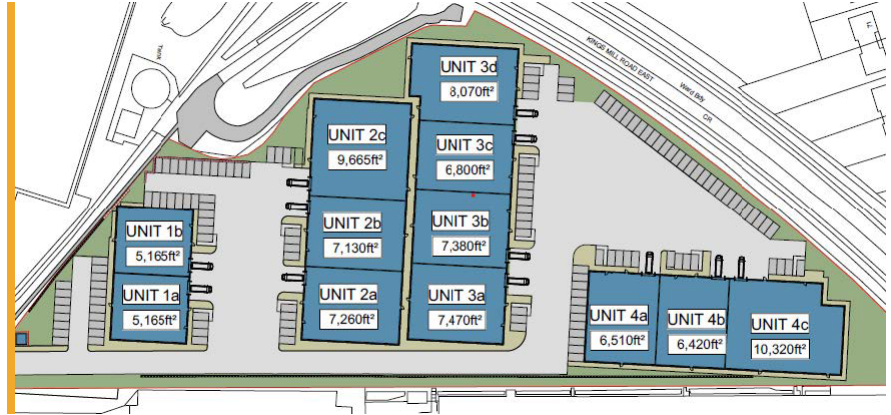
Contact



## Location

Positioned adjoining the A38 with great prominence and visibility, the site sits within a few minutes drive of Junction 28 of the M1 motorway via the A38, whilst remaining close to the local centres of Sutton in Ashfield, Kirkby in Ashfield and Mansfield.

Readily accessible for local labour, the site provides a perfect combination of availability of manpower and accessibility to the nation's motorway network.



Destination	Miles	Time
Mansfield	4	13 minutes
Chesterfield	16	26 minutes
Nottingham	17	32 minutes
Derby	19.5	27 minutes
Sheffield	34	54 minutes
Leicester	43	55 minutes
Birmingham	63	1 hour 9 minutes
Leeds	63	1 hour 26 minutes
Manchester	71	2 hours
Northampton	81	1 hour 26 minutes



## The Developer

Brackley Property Developments (BPD) is a development business concentrating on the local and regional commercial market sectors with an established track record working with established occupiers including SIG, Travis Perkins ERIKS and Veolia. BPD focuses on the precise needs of its clients by fully understanding their occupational requirements. The businesses experienced in-house development team include project management and planning expertise who have a true understanding of the overall procurement process.

## Description

Access 38 will comprise a mixture of high quality industrial units. The industrial units will range in size from 2,271ft<sup>2</sup> up to 10,320ft<sup>2</sup> approximately. Units are also available on a combined basis providing terraces up to 29,720ft<sup>2</sup>. Other unit sizes/splits are available. Please contact agents to discuss individual requirements further.

## Specification

The industrial units will be built to a shell specification and comprise the following:

- Allocated parking/yard
- Steel portal frame construction
- Excellent eaves height
- 3 phase electricity
- All mains services connected including gas
- Sectional overhead door loading

Full 12 year legal warranty pack on both leasehold and freehold properties.

## Availability & Terms

The units are available on a freehold basis. Leasehold offers may be considered.

Unit	M <sup>2</sup>	Ft <sup>2</sup>
1A	480	5,165
1B	480	5,165
2A	708	7,626
2B	662	7,130
2C	898	9,665
3A	694	7,470
3B	686	7,380
3C	632	6,800
3D	750	8,070
4A	605	6,510
4B	596	6,420
4C	959	10,320

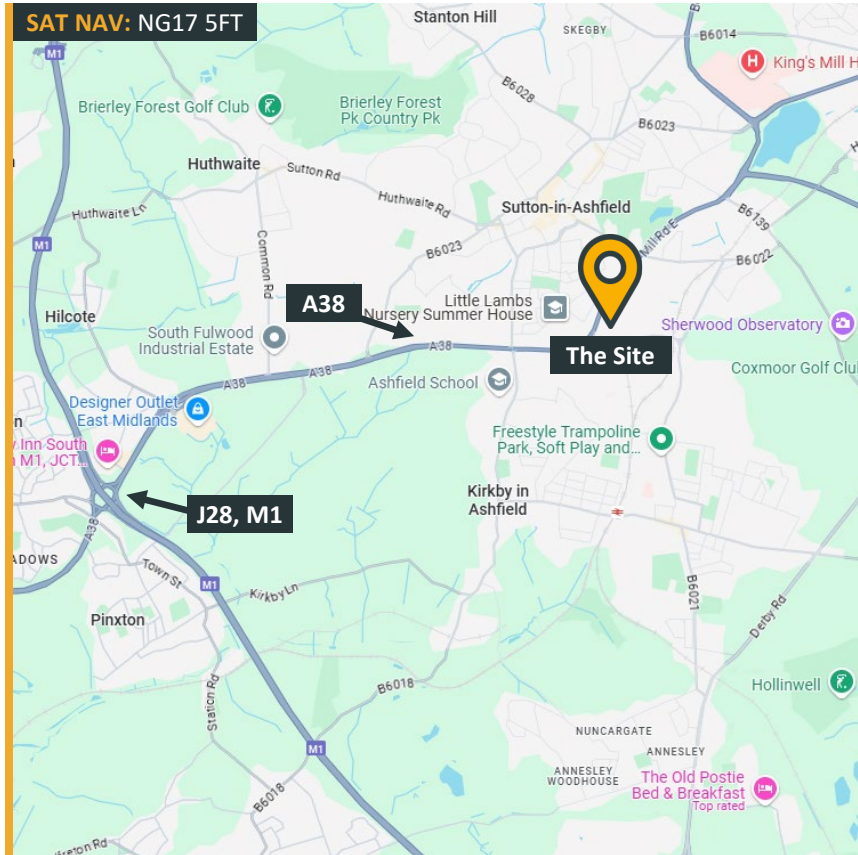
(This information is given for guidance purposes only)

Units can be combined or sold/let individually.

## VAT

VAT applies to the purchase price, rent and other charges due under the lease.





## Business Rates

The business rates for the unit will be assessed on occupation. Guide figures are available from the agents.

## EPC

The units will be assessed on completion but we expect them to achieve excellent ratings.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Or contact our joint agent:



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