

Come and join....



Berry Hill, Mansfield - New District Centre



New District Centre Adamsway, Berry Hill, Mansfield, NG18 4SA

**New District Centre in the
Affluent Area of Berry Hill,
South Mansfield**

100 sq m
(1,076.39 sq ft)

- Last Unit Remaining - 1,075 sqft available summer 2026
- New District Centre Anchored by Tesco Express and Starbucks Drive Thru'
- Exchanged with Dominos Pizza, Birds Bakery, Wingers, Burger Boi, Chemist, Opticians, Subway, Just Childcare and IVC Vets
- Exchanged with LNT Care for a 66 bed care home

New District Centre, Adamsway, Berry Hill, Mansfield, NG18 4SA

Summary

Available Size	100 sq m
Rent	£30,000 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

Proposed district centre, to compliment the proposed 1,700 new homes as part of the Berry Hill Development, a primary school and public open space. The proposed scheme will include, C-Store, retail, leisure, vets, opticians, chemist, care home, children's nursery and a coffee drive thru fronting the busy A617 with over 25,000 passing vehicles a day.

Location

Mansfield has a population of approximately 100,000. It is located 15 miles north of Nottingham, 25 miles north east of Derby, 30 miles south of Sheffield. Road communications are excellent with Junction 28 of the M1 motorway being located approximately 6.5 miles south west of Mansfield. The proposed scheme occupies a prominent position fronting the junction of the A617 and the A6117 onto Adamsway approximately two and half miles to the south east of Mansfield.

Accommodation

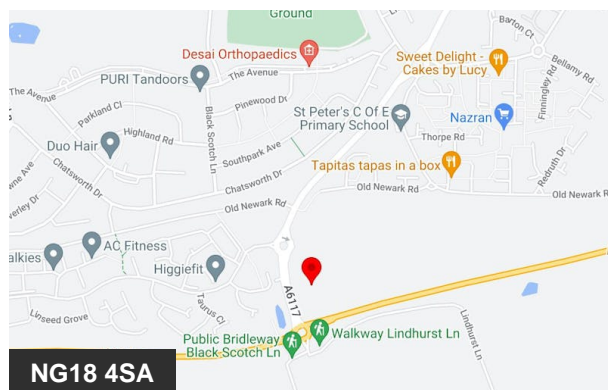
The accommodation comprises the following areas:

Name	sq ft	Rent	Availability
Ground - Coffee Drive Thru	2,195.84	-	Let
Ground - Unit 1 - Retail/Leisure Unit	1,076.39	-	Let
Ground - Unit 2 - Retail/Leisure Unit	1,076.39	-	Let
Ground - Unit 3 - Convenience Store	4,305.56	-	Let
Ground - Unit 4 - Retail/Leisure Unit	1,076.39	-	Let
Ground - Unit 5 - Retail/Leisure Unit	1,076.39	-	Let
Ground - Unit 6	1,076.39	-	Let
Ground - Unit 7	1,076.39	-	Let
Ground - Unit 8a	1,076.39	-	Let
Ground - Unit 8b	1,076.39	£30,000 /annum	Available
Ground - Unit 9	5,995.50	-	Let
Ground - Children's Nursery	5,274.32	-	Let
Ground - Care Home	-	-	Sold
Total	26,382.34		

Planning

The developer received detailed planning in November 2024. The scheme is scheduled to start on site October 2025 and due to complete Summer 2026.

Terms



Viewing & Further Information



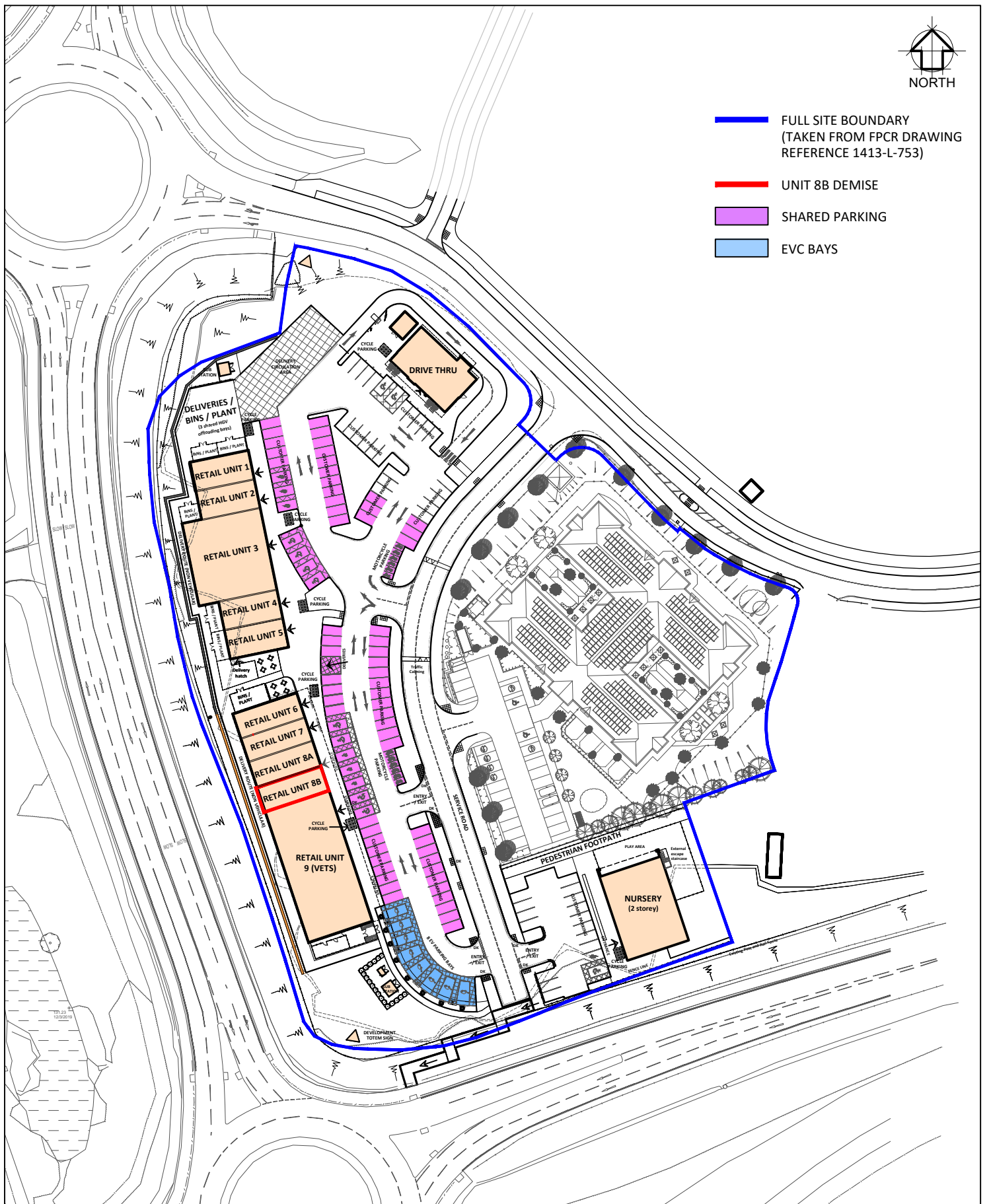
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- FULL SITE BOUNDARY
(TAKEN FROM FPCR DRAWING REFERENCE 1413-L-753)
- UNIT 8B DEMISE
- SHARED PARKING
- EVC BAYS



LEGAL

PROJECT
BERRY HILL
 A6117 / A617, Mansfield, Nottinghamshire,
 NG18 6AU

TITLE
DENISE PLAN - UNIT 8B

CLIENT
 Northhold Group



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Drawn: GRE Check: JHJ Scale: 1:1250 @ A4 Date: August 2024

Plan Number: 220640-LG112

