

Unit 3, 15 Pecks Hill

Freehold
Commercial Property

Mansfield, Nottinghamshire, NG18 2NN

1,112 Sq Ft (99.78 Sq M)



Guide Price | £70,000
By online auction



Amenities



Roadside
Location



Suspended
Ceiling



Kitchen



Freehold



Level Access
Doors

Unit 3, 15 Pecks Hill

1,112 Sq Ft (99.78 Sq M)

Description

This is a superbly located industrial unit that has the versatility to accommodate both workshop and office space.

The current layout provides a personnel access door leading to a reception lobby with access into several offices and workshop rooms under a suspended ceiling.

There is also a kitchen, a WC and a garage area accessed via a roller shutter door.

There are stairs that provide access to a mezzanine level allowing for substantial additional storage albeit at a slightly reduced height level.

The garage area has a minimum eaves height of 3.5m and a maximum height of 3.8m.

The property is of a steel portal frame construction with a flat roof over.

****For sale by online auction (subject to sale prior, reserve and conditions)****

Location

This industrial and office unit is located on the well-established Castle Mount Business Park, just off Pecks Hill, offering both convenience and connectivity. The site benefits from close proximity to Mansfield town centre, providing access to a wide range of local services, amenities, and workforce.

Strategically positioned, the property enjoys excellent transport links. The nearby A60 and A38 provide quick access to the M1 motorway (J27–29), making Nottingham, Derby, and Sheffield all within easy reach. Mansfield Railway Station is also a short distance away, complemented by regular local bus services along Pecks Hill.

Castle Mount is home to a diverse mix of light industrial, trade, and office occupiers, creating a thriving business community and an established commercial environment. This strong location, combined with excellent connectivity, makes the unit a practical and appealing base for businesses while offering investors long-term occupational demand in a proven setting.

Locations

M1 J28: 8 miles

A60: 0.5 miles

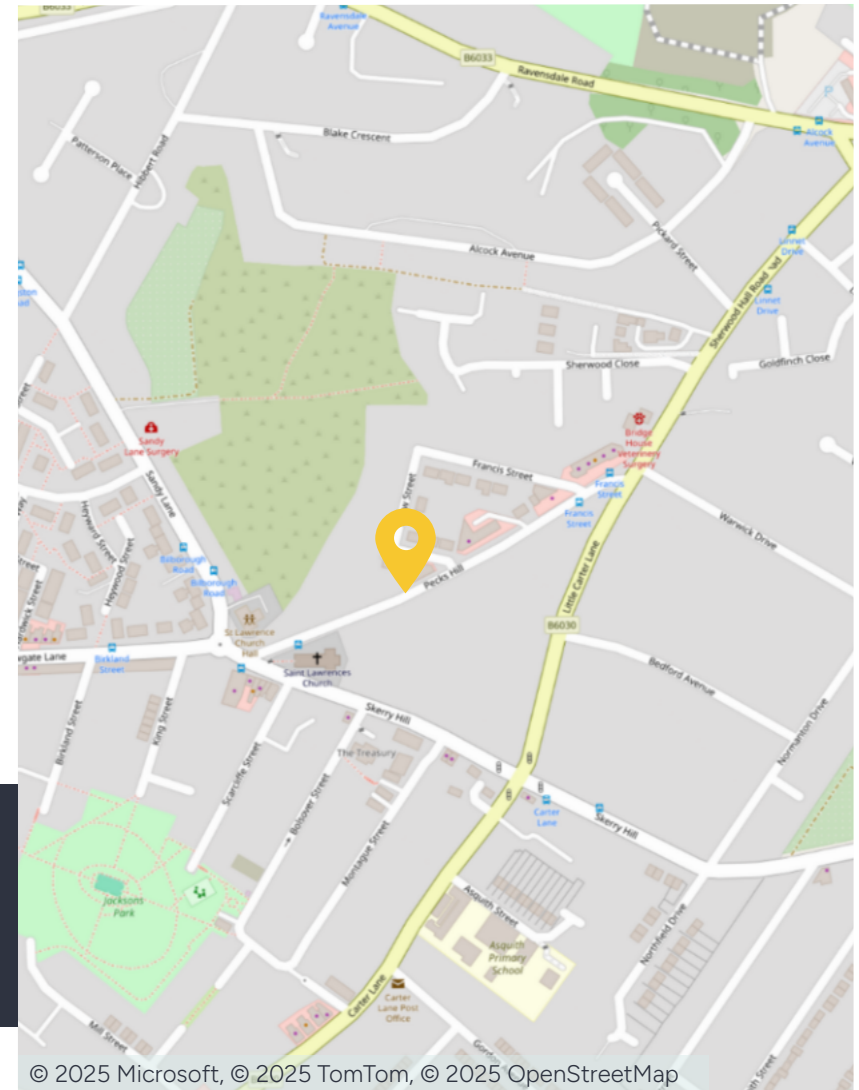
Nottingham: 15 miles

Nearest station

Mansfield: 1.8 miles

Nearest airport

East Midlands: 27.2 miles



Further information

Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page www.fishergerman.co.uk/current-auctions.

Asking Price

For sale by online auction (subject to sale prior, reserve and conditions). This property is available to purchase at guide price of £70,000 exclusive of VAT.

Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction.

Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

Condition of Sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Fisher German online auction page. Each buyer shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

Fees

The purchase of this property is subject to a combined buyer and admin fee of £6,360 Including VAT as stated on the auction listing. The buyer will also be required to reimburse the search fees of £1,000 Plus VAT.

Tenure

Freehold.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value £4,600
Rates Payable £2,295.40
2025/2026 Rates Payable 0.499p in the £

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is G.

It is noted by the EPC assessor that with the installation of air conditioning to the property the rating would be lifted to D.

Planning

The current permitted uses of the site fall within use class E of the Town and County planning order updated from the 1st September 2020.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Location

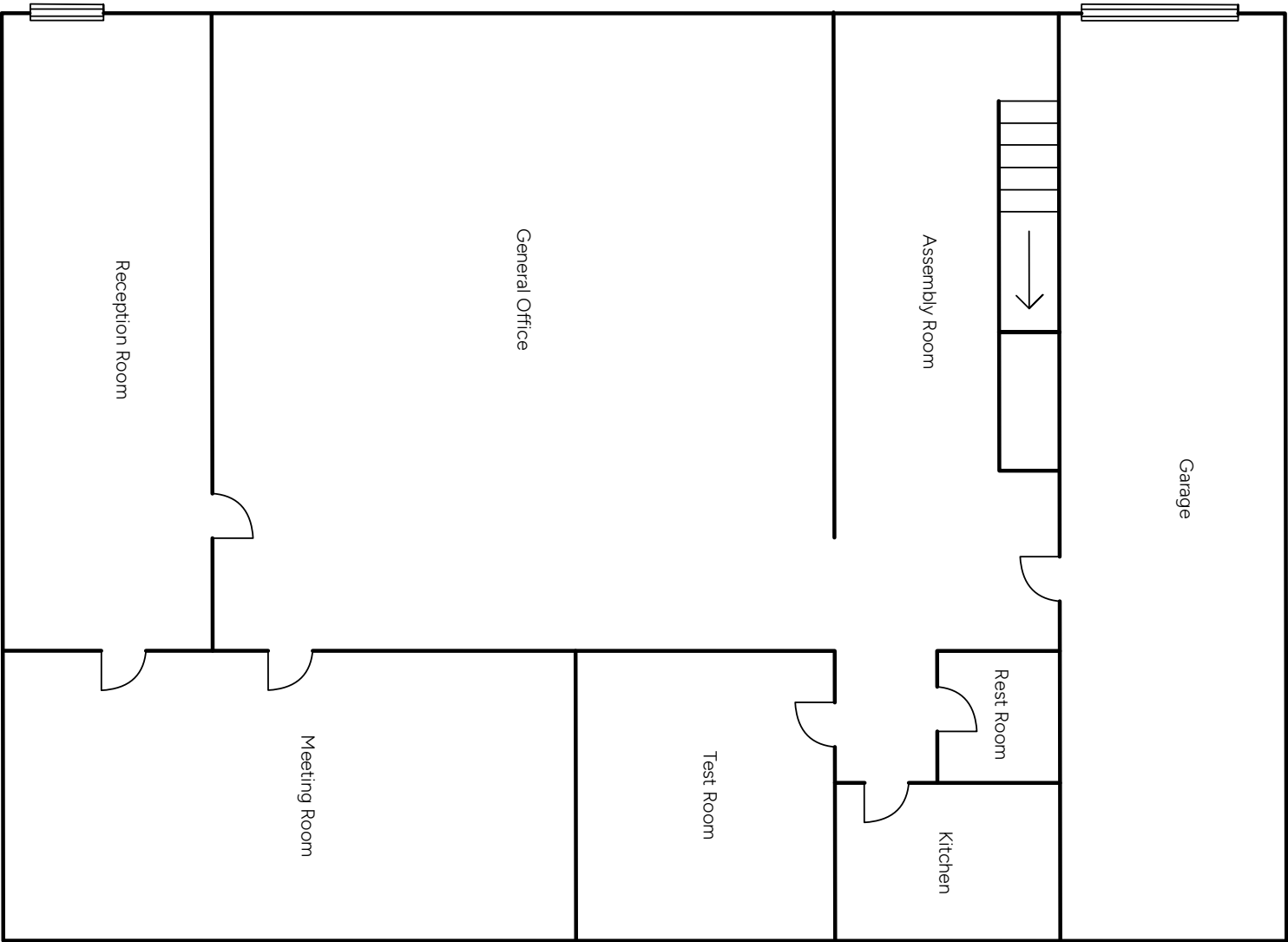
Address: Unit 3, 15 Pecks Hill, Mansfield,
Nottinghamshire, NG18 2NN
What3words: ///employ.sailor.games

Accommodation

Description	Sq Ft	Sq M
Unit 3	1,112	99.78
Mezzanine (reduced height)	circa 600	circa 55.74



Site plan



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated September 2025. Photographs dated August 2025.



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