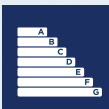




RENT
On Application



EPC RATING
D



Unit 6, The Croft Industrial Estate

Hardwick Lane, Sutton in Ashfield, NG17 5DQ

Leasehold | Industrial Unit with Mezzanine | 6,157 Sq Ft (571.99 Sq M)



TO LET



Location

The unit is situated within The Croft Industrial Estate, which is situated off Hardwick Lane, in an area known as the Reformed Street Industrial Estate. Reformed Street leads onto High Pavement, providing access to Station Road. Station Road is one of the main arterial routes into Sutton in Ashfield from the A38, and passes by well-known retailers including Lidl and Matalan.

The A38 is in close proximity to the subject unit, and offers convenient access to Mansfield town centre approximately 3 miles to the east. Junction 28 of the M1 motorway is approximately 4 miles to the west of the site.



Description

The property comprises a terraced industrial/ workshop unit which is constructed in steel portal frame with brick/block elevations beneath a pitched insulated roof, with lighting afforded by inset translucent light panels.

The unit benefits from a roller shutter door, mezzanine level and allocated parking.

Externally the estate is surrounded by palisade fencing with a double gated access point from Hardwick Lane.

The unit currently amounts to 6,157 sq ft. The landlord would consider splitting the unit, to create two units of approximately 3,078 sq ft.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Description	Sq Ft	Sq M
Unit 6	6,157	571.99



Amenities



Roof Panels



Roller Shutter Door



Allocated Parking



Further information

Rent

On Application

Tenure

Leasehold.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

EPC

The unit has an Energy Performance Rating of D.

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.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Fixtures & Fittings

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

Anti Money Laundering

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

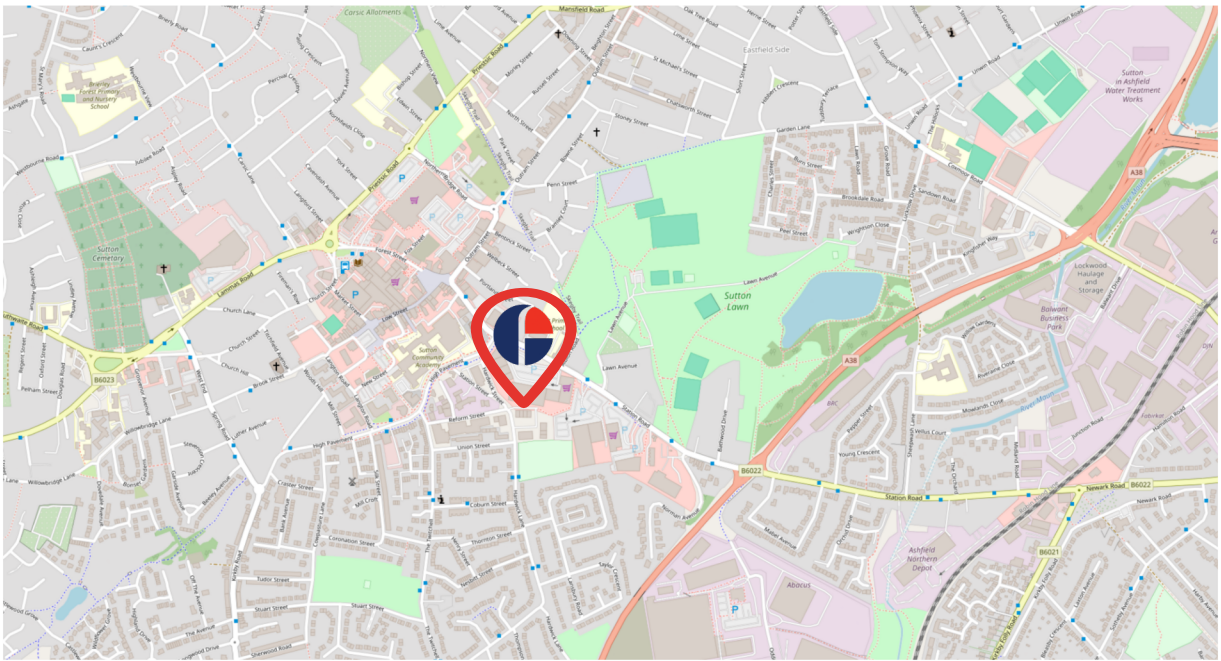
VAT

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

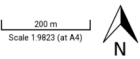
Viewings

Strictly by prior arrangement with the sole agents.

Unit 6, The Croft Industrial Estate, Sutton in Ashfield



Produced on Land App, Feb 20, 2025
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Approximate Travel Distances



Locations

- Mansfield - 4 miles
- Nottingham - 16 miles
- M1 Motorway - 4 miles



Nearest Station

- Sutton Parkway - 1.8 miles



Nearest Airport

- East Midlands - 26.2 miles



Viewings



Jonathan Butler



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Particulars dated February 2025. Photographs dated January 2025.

