

Land at Sookholme Road,



Shirebrook, Derbyshire,
NG20 8SG

TO LET



RENT

£20,000 per annum
(Per annum)



Leasehold

Industrial Land

0.69 Acres



Location

The site is located on the outskirts of Shirebrook, Derbyshire within a small industrial estate. The site is accessed via Sookholme Road, which connects directly onto Portland Drive, and is within close proximity to both the A60 and M1 motorway.

Located nearby are numerous local and national occupiers including Sports Direct Worldwide Distribution centre and Forward Protective Coatings.



Description

The site comprises a concrete yard, which is rectangular in shape and is bounded by a combination of palisade fencing and metal cladding.

The site is predominately level and accessed directly from Sookholme Road.

The site is protected by remote security system, CCTV and alarms.



Further information

Lease Terms

A new lease is available direct from the landlord

Rent / Price

£20,000 per annum

Tenure

Leasehold

Business Rates

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

Legal Costs

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

Anti Money Laundering

The successful tenant / 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 tenant / purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agent. The site is visible from Sookholme Road and we ask those interested parties not to enter the land without prior approval from Fisher German.

Fisher German will carry out viewing days for interested parties. For further information or to discuss your requirement, please contact the agent.



Accommodation

The site extends to approximately 0.69 acres (0.28 hectares)



Amenities



Close to A60 and M1



Predominately Level surfaced



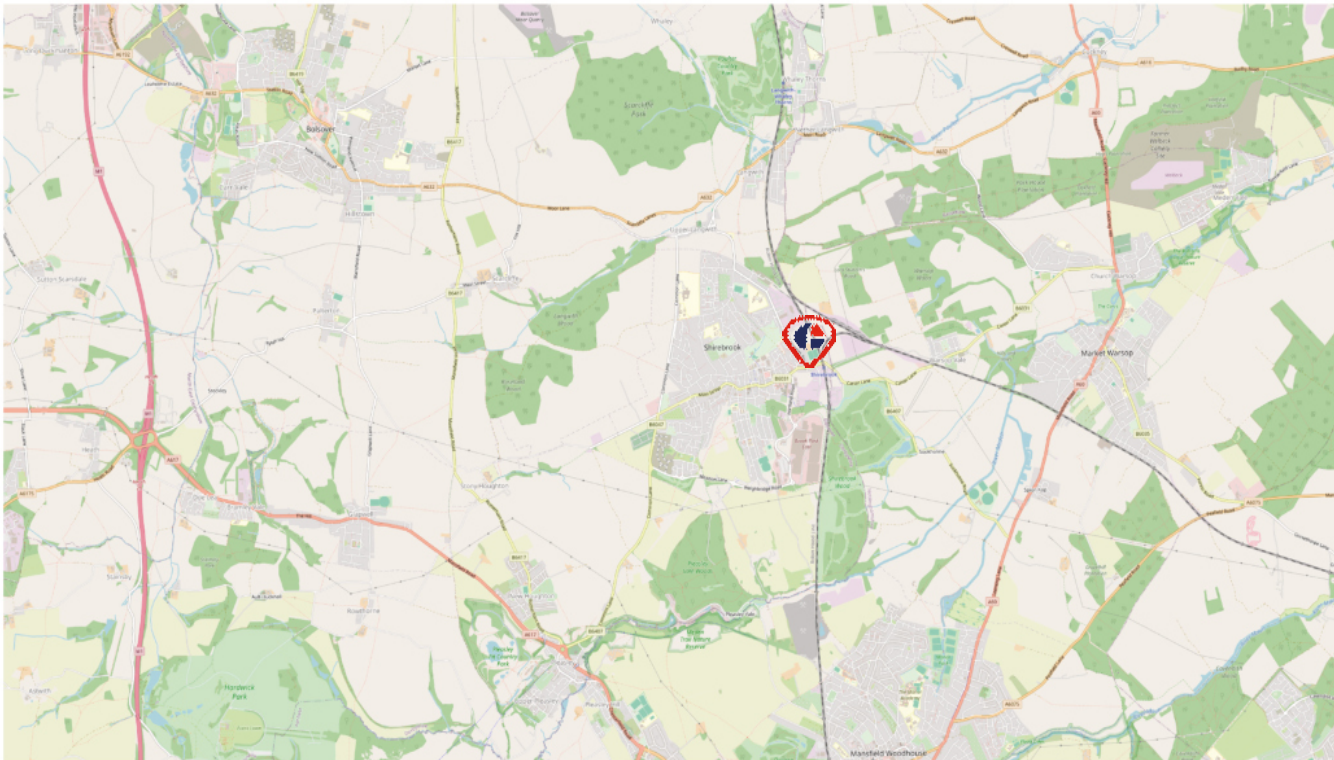
Palisade Fencing



Remote system, CCTV and alarms



Land at Sookholme Road, Shirebrook



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Approximate Travel Distances



Locations

- M1 J29 5.9 miles
- Mansfield 5.8 miles
- Nottingham 28 miles



Nearest Station

- Shirebrook 0.6 miles



Nearest Airport

- East Midlands 36.4 miles



Nearest Port

- Doncaster Iport 29 miles



Viewings



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Particulars dated July 2024. Photographs dated July 2024.



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