



# Last Remaining Opportunity

[Map Link](#)



1,076 sq ft

AVAILABLE

£30,000 p.a.

RENT EXCLUSIVE OF VAT

October 2026

SHELL COMPLETION

27,000+

VEHICLES PER DAY ON A617

1,700

NEW HOMES IN BERRY HILL



Aerial photograph — Construction site, May 2026



# Location

Mansfield is one of Nottinghamshire’s largest towns and the principal commercial centre for the north of the county, with a district population of c.110,500 and excellent connectivity via the A38, A617 and Junction 28 of the M1.

Berry Hill District Centre anchors the wider Berry Hill masterplan — a major residential-led development on Mansfield’s southern edge. Occupying a prominent roadside position at the A617 Sherwood Way East / Adamsway junction, the scheme benefits from over 27,000 vehicles per day and serves c.1,700 new homes alongside a new primary school, nursery, care home and community facilities.

Nottingham	15 miles	Junction 28, M1	6.5 miles
Derby	25 miles	Sheffield	30 miles
Mansfield town centre	2.5 miles	A617 traffic count	27,000+ vehicles/day



# The Scheme

Berry Hill District Centre is a landmark new mixed-use scheme extending to 26,400 sqft serving one of Mansfield's fastest-growing residential communities. The development is currently under construction, with practical completion scheduled for October 2026.

## CONSTRUCTION UPDATE — MAY 2026

- Underground drainage installed and access road constructed to base course
- Foundations for all units complete; steelwork under construction
- Practical completion of Unit 8B shell — October 2026

## OCCUPIERS

Tesco Express	Convenience anchor	Wingers Chicken	Food & beverage
Starbucks	Drive Thru coffee	Berry Hill Pharmacy	Healthcare
Domino's Pizza	Food & beverage	Di Blow Opticians	Healthcare
Birds Bakery	Food & beverage	IVC Evidensia Vets	Veterinary
Subway	Food & beverage	Just Childcare	Children's nursery
Burger Boi	Food & beverage	LNT Care Home	66-bed care facility



Computer generated image — indicative only

# 92%

Pre-let prior to completion

# 1,700

New homes in Berry Hill

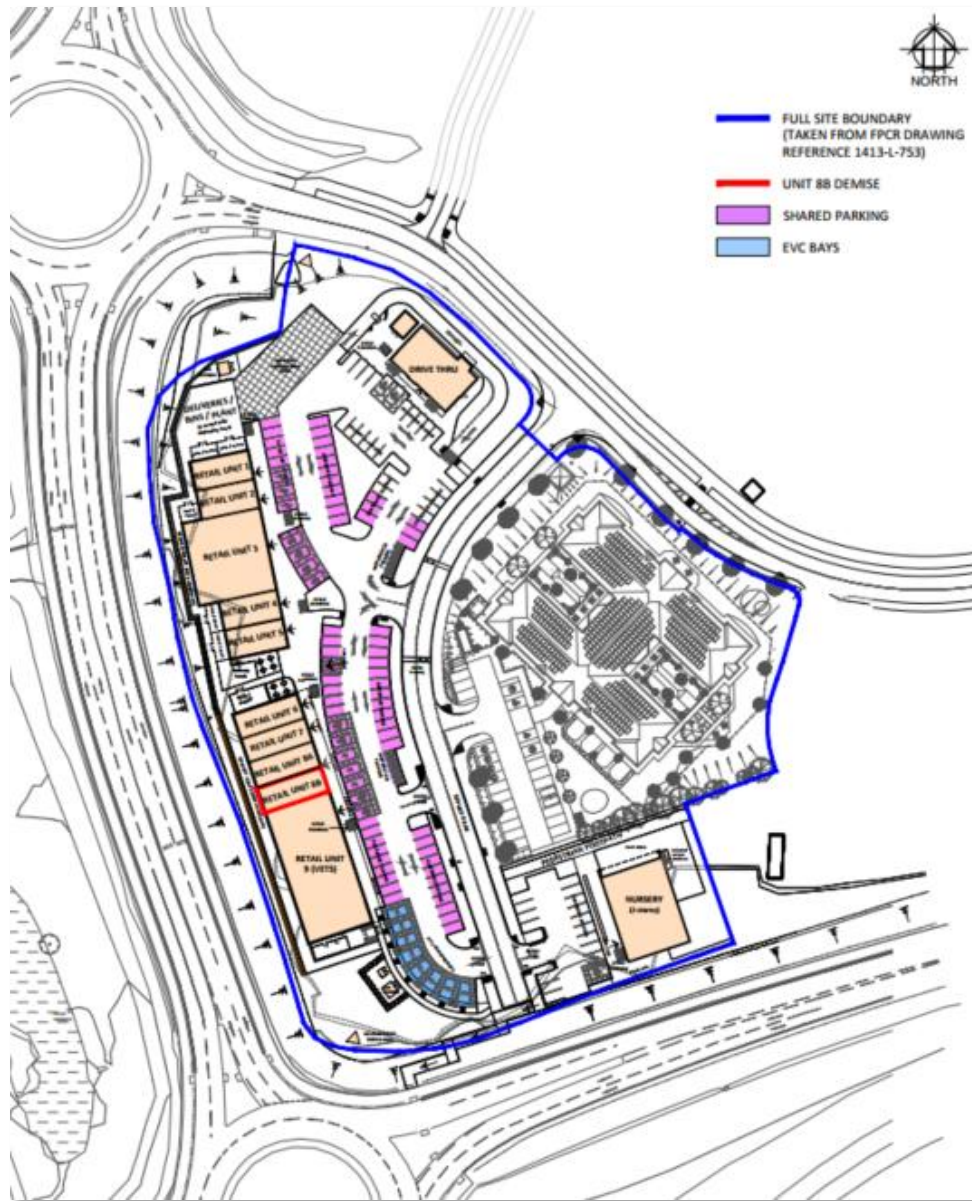
# 27,000+

Vehicles per day on A617

# 6.5 miles

To Junction 28, M1





# Commercial Details

## PLANNING

The scheme benefits from a detailed planning consent.

## AVAILABILITY

Available immediately.

## LEASE AND RENT

The unit is available to let by way of a new full repairing lease for a term to be agreed.

The quoting rent is £30,000 pa exclusive of VAT, rate and service charge.

## VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

## BUSINESS RATES

The units will not be assessed until they are constructed.

Interested parties are advised to make their own enquiries with the Local Authority.

## SERVICE CHARGE

Further details are available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

## EPC

The units have no energy performance rating but will be assessed post construction.

## FURTHER INFORMATION

Please contact the sole letting agent:

**Contact:** Adam Mobley  
**Email:** amobley@wsbproperty.co.uk  
**Mobile:** 07587 133 540



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