



**RENT**  
**£19,250 - £39,000**  
(per annum)



**EPC RATING**  
**C**

SHOWROOM  
ENTRANCE



**Unit 2A, Bilsthorpe Business Park**  
**Eakring Road, Bilsthorpe, NG22 8ST**

Leasehold | Industrial Unit | 2,750 Sq Ft - 5,570 Sq Ft

**TO LET**



## Location

The unit is accessed from Eakring Road along a tarmac roadway and is located within Bilsthorpe Business Park, within a small multi-let industrial estate, which comprises of two terraced blocks.

The property lies north east of Bilsthorpe village within the Newark and Sherwood District of Nottinghamshire. The business park is located on a former colliery site which has been developed into a well-established mixed-use estate. The A614 (Old Rufford Road) is circa 1 mile from the property which provides a direct route to Nottingham.



## Description

The unit comprises a mid-terrace industrial unit of modern steel portal frame construction with block walls and insulated steel cladding.

Internally, the unit provides open plan accommodation and a two-storey integral office. There is two full height loading doors to the front of the unit. The unit also benefits from a substantial mezzanine floor as well as WC and kitchenette facilities.

Three phase power is fitted in the unit.

Externally, the unit is situated within a secure gated yard, with generous loading apron and allocated car parking.

The unit currently amounts to 5,570 sq ft. The landlord would consider splitting the unit, to create two units of approximately 2,750 sq ft.

Please contact the agent for further information..



## Accommodation

The property has a Gross Internal Area (GIA):

Unit	Sq Ft	Sq M
2A	5,570	517.46



## Further information

### Rent

£19,250 - £39,000 per annum exclusive of VAT.

### Tenure

Leasehold.

### Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority. The property has a Rateable Value of £26,000 per annum for the unit as a whole..

### 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 unit has an Energy Performance Rating of C (73).

### 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.

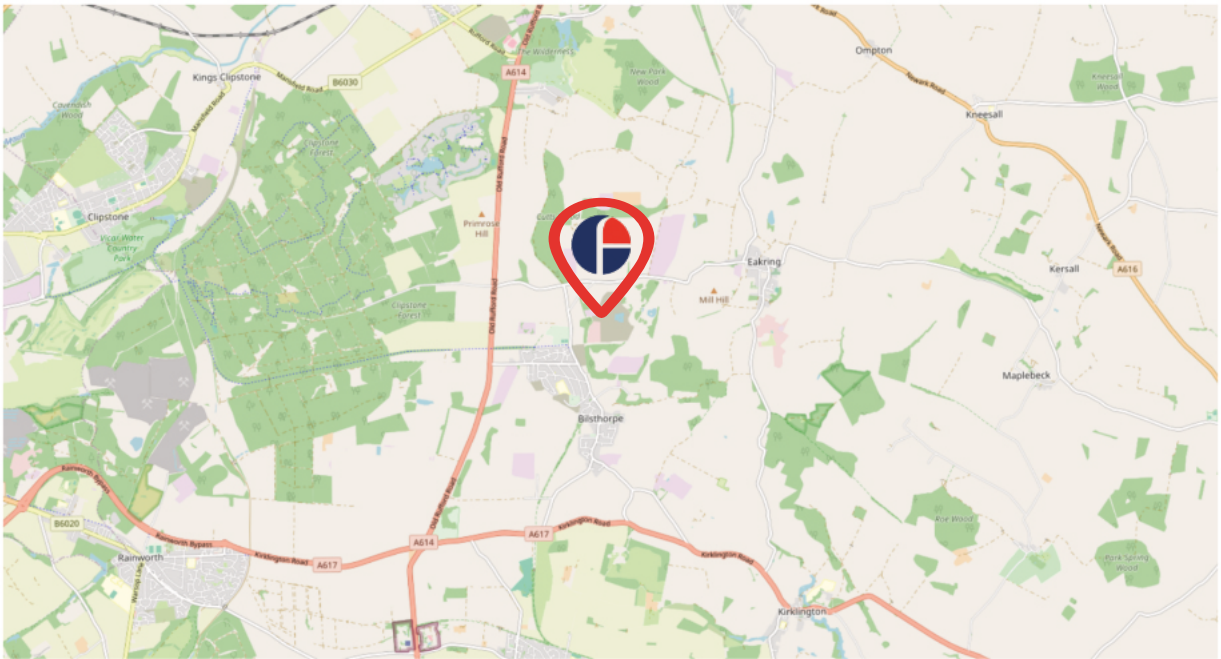
### VAT

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 2A, Bilsthorpe Business Park, Bilsthorpe



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## Approximate Travel Distances



### Locations

- Mansfield - 10 miles
- Newark on Trent - 13 miles
- Nottingham - 16 miles



### Nearest Station

- Mansfield - 10.6 miles



### Nearest Airport

- East Midlands - 34.2 miles



## Viewings



### Jonathan Butler



01302 243 926



07580 323 813



jonathan.butler@fishergerman.co.uk



### Jess Berry



01302 493 699



07816 264 496



jess.berry@fishergerman.co.uk

**fishergerman.co.uk**

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Particulars dated September 2024. Photographs dated September 2024.

