

# Unit 6 The Croft Industrial Estate

Hardwick Lane, Sutton in Ashfield, NG17 5DQ

Leasehold  
Industrial Unit

6,157 Sq.ft (571.99 Sq.m)



**To Let | £33,600 pax**



## Key information

- 6,157 Sq Ft available immediately
- Well established industrial location in Sutton-in-Ashfield
- Suitable for a variety of industrial and storage uses. (Motortrade would be considered)
- Good access to the A38 and M1 motorway via J28
- Secure gated and fenced site with designated parking areas
- Electricity from solar panels available
- Incentives available (Subject to negotiations)

## Unit 6 The Croft Industrial Estate

6,157 Sq.ft (571.99 Sq.m)

Unit 6 comprises a versatile industrial premises extending to 6,157 sq ft, available immediately within a well-established and secure industrial location. The accommodation provides a combination of ground-floor workshop, storage, and office space, with additional storage capacity at mezzanine level, offering flexibility for a variety of operational needs.

The property benefits from excellent transport connectivity, with convenient access to both the A38 and Junction 28 of the M1 motorway, ensuring efficient regional and national distribution links. The unit is considered suitable for a wide range of industrial uses, and motor-related operations will be considered.

Specification highlights include a roller shutter door, pedestrian access, and availability of electricity generated from on-site solar panels. The premises hold an Energy Performance Rating of D (91). Incentives are available, subject to negotiation.

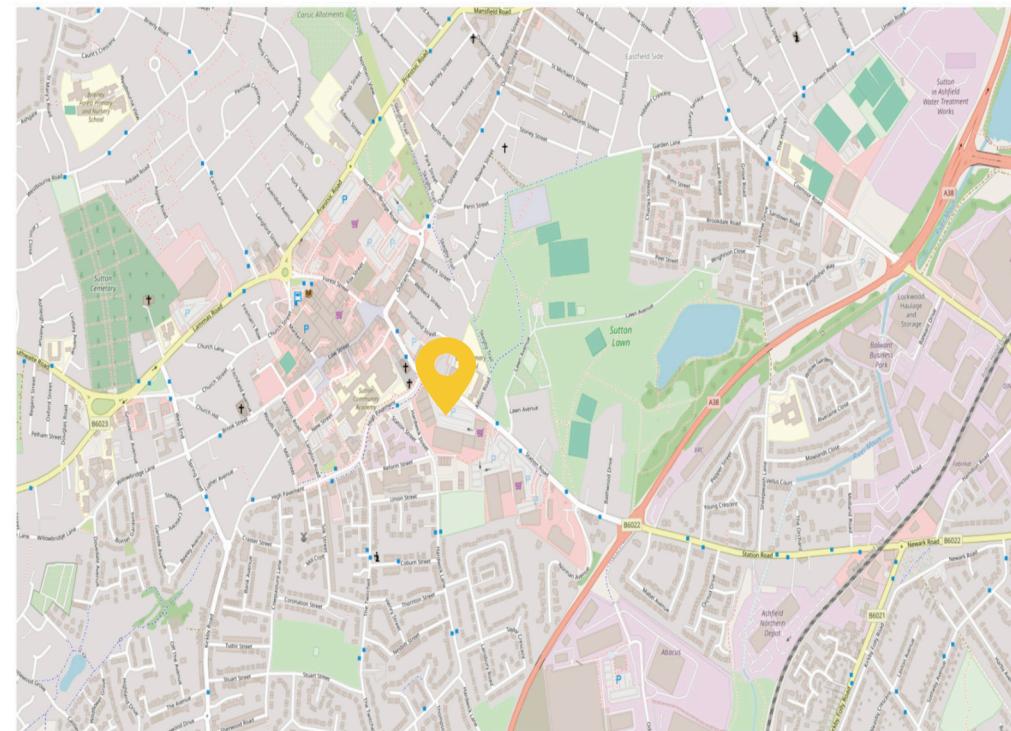
Externally, The Croft Industrial Estate features a secure yard with palisade fencing, double gated access, and designated parking areas, providing ease of movement for vehicles and deliveries.

## Location

Unit 6 is located within The Croft Industrial Estate, a well-established commercial area situated just off Hardwick Lane in Sutton-in-Ashfield (NG17 5DQ). The estate sits within the wider Reformed Street Industrial Estate, which links directly to High Pavement and provides convenient access to Station Road, one of the main arterial routes into Sutton-in-Ashfield. [fishergerman.co.uk]

The position offers excellent transport connectivity. The A38 lies very close to the estate, enabling quick travel east towards Mansfield (approximately 2–3 miles away) and west to Junction 28 of the M1 motorway, which is around 3–4 miles from the unit. [fishergerman.co.uk]

The surrounding area includes a mix of industrial premises and well-known retail operators such as Lidl, Matalan, Wickes, and Home Bargains, located along Station Road and nearby retail parks. This enhances both the visibility and accessibility of the estate for staff, suppliers, and customers



Produced on Land App, Feb 20, 2025.  
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### Locations

Mansfield: 4 miles  
Nottingham: 16 miles  
M1 Motorway: 3 miles

### Nearest station

Sutton Parkway: 1.8 miles

### Nearest airport

East Midlands: 26.2 miles

## Further information

### Asking Price / Rent

£33,600 pax - reflecting £5.45 psf..

### Tenure

Freehold

### Lease Terms

The accommodation is available to let on terms to be agreed.

### Business Rates

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

### Legal Costs

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

### Fixtures & Fittings

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

### 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 D

### Service Charge

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

### 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.

### Location

Unit 6, The Croft Industrial Estate,  
Hardwick Lane,  
Sutton in Ashfield  
NG17 5DQ

What3words: ///:ankle.occupy.ants

# Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated November 2025. Photographs dated February 2025.