fisher german

To Let

Unit 10

Unit 10, The Croft, Sutton-in-Ashfield, NG17 5DQ

End of unit industrial estate to let

1,371.80 sq ft

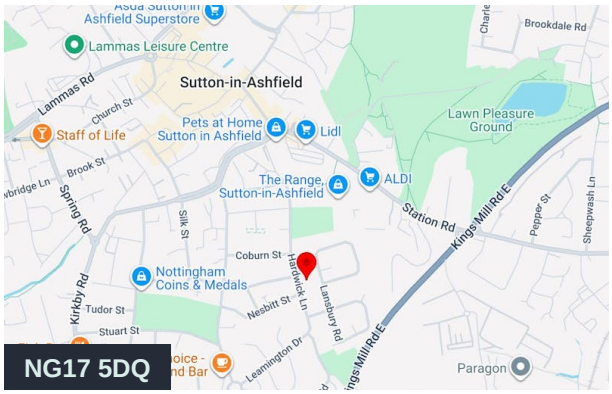
(127.44 sq m)

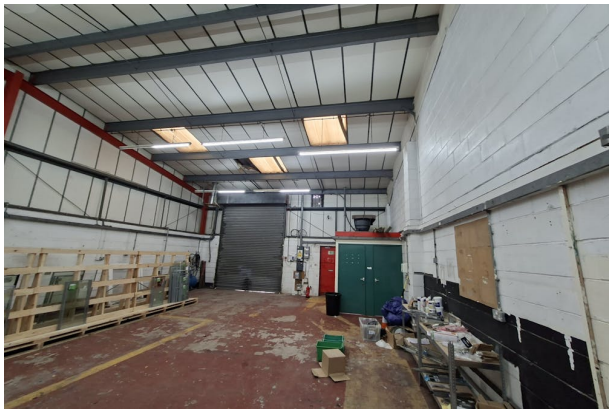
- 1,371.80 Sq. Ft Industrial unit
- Lies within a secure industrial estate
- Excellent transport connectivity
- Located close to both industrial and retail operators

Unit 10, The Croft, Sutton-in-Ashfield, NG17 5DQ

Summary

Available Size	1,371.80 sq ft
Rent	£11,500 per sq ft
Rateable Value	£7,900
Service Charge	Available upon request
Car Parking	N/A
EPC Rating	D





Description

The end of the terraced unit comprises of an open-plan industrial unit. The unit benefits from two small offices located on a mezzanine, to the rear of the property.

Internally, the property is fitted with WC and kitchenette facilities, electric roller shutter doors and LED strip lighting.
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 10 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.
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.
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.

Viewing & Further Information

Jess Berry
01302 493699 | 07816 264496
jess.berry@fishergerman.co.uk

Lucy Johnson
01302 493694 | 07811 075835
lucy.johnson@fishergerman.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 09/03/2026