



## The Compound

The Croft Industrial Estate, Sutton in Ashfield, Sutton in Ashfield, NG17 5DQ

**0.16 acre secured  
compound to let, located  
within gated industrial estate**

**0.16 Acres**  
(0.06 Hectares)

- 0.16 hard standing yard
- Located in an established location in Sutton in Ashfield
- Secured with palisade fencing
- Option to also lease 660 sq. ft adjacent unit

# The Compound, The Croft Industrial Estate, Sutton in Ashfield, Sutton in Ashfield, NG17 5DQ

## Summary

<b>Available Size</b>	0.16 Acres
<b>Rent</b>	£9,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	EPC exempt - No building present

## Description

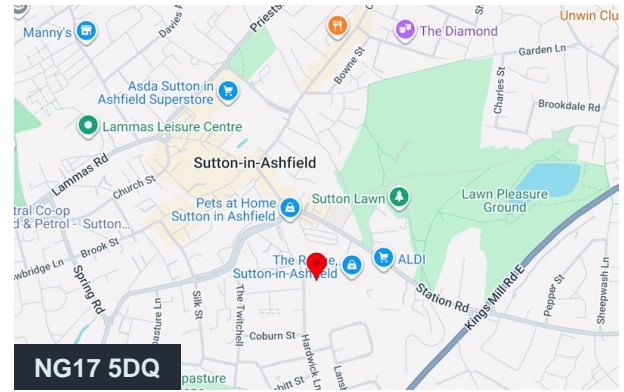
The compound comprises a 0.16-acre hard-standing storage facility, rectangular in shape.

The wider estate features a secure yard with palisade fencing, double-gated access, and designated parking areas, providing ease of movement for vehicles and deliveries.

## Location

The compound 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.

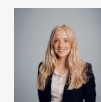


## Viewing & Further Information



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