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To Let



Unit 2 The Croft Industrial Estate

Sutton-in-Ashfield, NG17 5DQ

End of terraced industrial unit to let with option to lease adjacent compound.

- 660 sq. ft industrial unit with option to lease additional compound
- Allocated car parking

660 sq ft

(61.32 sq m)

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Summary

Available Size	660 sq ft
Rent	£6,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The end of the terraced unit comprises of an open-plan industrial unit.

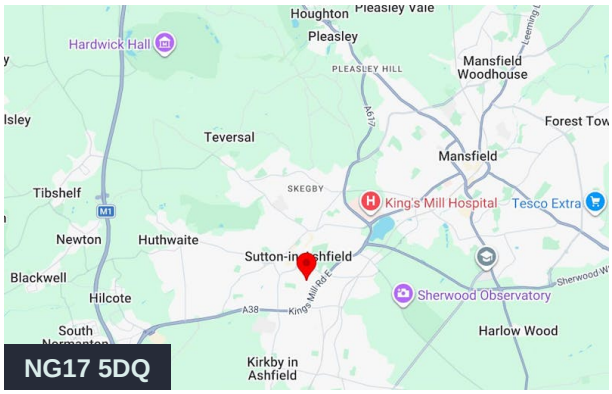
Internally, the property is fitted with WC and kitchenette facilities, electric roller shutter doors and LED strip lighting.

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 2 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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