

WOOD MOORE



## Unit 7 Woodland Close, Mansfield, NG21 9BF

To Let | 9,240 sq ft

High quality clear span warehousing and offices TO LET

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## Unit 7 Woodland Close, Mansfield, NG21 9BF

### Summary

- Rent: £50,000 per annum
- Business rates: £1.97 per sq ft
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (67)
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings



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### Description

A modern and well-specified industrial/warehouse unit providing clear span accommodation together with high-quality office space across ground and first floors.

The offices are fitted to a good standard, incorporating a mix of open plan and private offices, and benefit from air conditioning throughout. The warehouse offers a good working height (clear eaves of 5.65 m), mezzanine storage, and excellent loading via an electric roller shutter door (4.6 m wide x 4.9 m high). The warehousing benefits from gas fired space heaters.

The unit is suitable for a variety of industrial, storage and distribution uses and is available immediately.

### Location

The property is located on Woodland Close in Mansfield, forming part of an established commercial/industrial area. The unit benefits from excellent road connectivity, with easy access to the A617 and Junction 28 of the M1 motorway. Mansfield town centre is located nearby, providing a wide range of amenities and services.

### Accommodation

The accommodation comprises the following areas:

Name	Size	Tenure
Ground – Warehousing and Offices	6,016 sq ft	To Let
1st – Offices	2,087 sq ft	To Let
1st – Mezzanine Storage	1,137 sq ft	To Let

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### Viewings

All viewings are via the instructed agent Wood Moore & Co. Jasper Caudwell: 07951 344794 / jcaudwell@woodmoore.co.uk

### Terms

The property is available TO LET on a new Full Repairing and Insuring lease with an asking rent of £50,000 Per Annum Exclusive.

### Rateable Value

Effective from 1st April 2026, the Property has a Rateable Value of £36,500 under Local Authority reference: 71601500700. This is administered by Newark and Sherwood District Council.

### EPC

The property has a good EPC rating of C (63) and a copy can be made available on request.

### Service Charge

A service charge will be payable for the maintenance and upkeep of the communal areas. A full budget can be provided to any interested party.

### VAT

VAT will be charged at the prevailing rate, where required.



