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For Sale



Freehold Single Let Industrial Investment located in
Newstead Village, Nottinghamshire

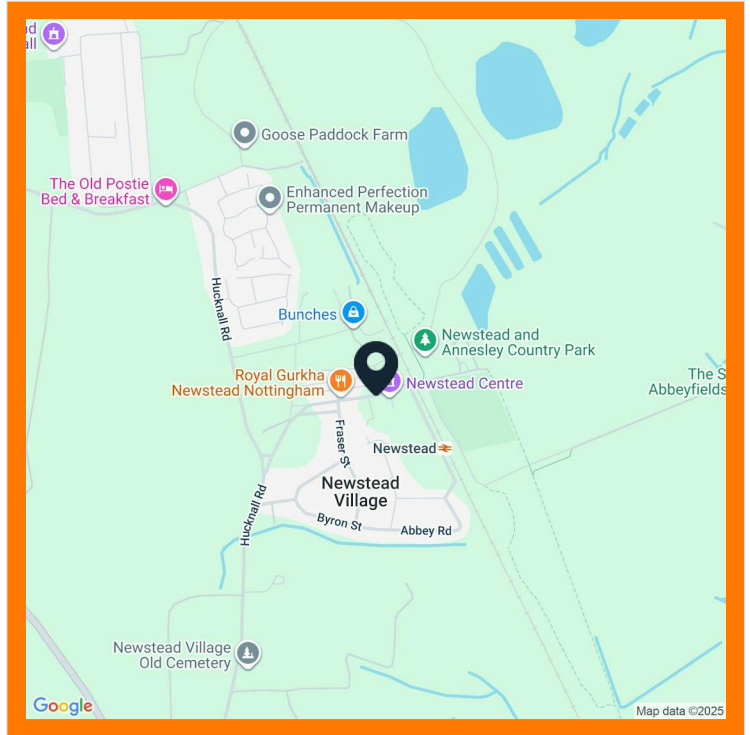
Offers in excess of £2,500,000

Northfield House, Tilford Road, Newstead Village,
Nottingham, NG15 0BS

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- High quality industrial building within a site area of 3.573 acres
- Let to Northfield Construction Ltd (in occupation since 2007)
- Passing rent of £185,000 pa (equating to £6.64 per sq ft on the building)
- Let until 25th March 2031 (Rent Review March 2026)
- Located approximately 3 miles from Junction 27 of the M1 Motorway



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Offices	3,859	358.51
1st - Offices / Stores	4,732	439.62
Ground - Warehouse	19,269	1,790.15
Total	27,860	2,588.28

Description

The property provides high quality industrial space (approximately 8m eaves) with two side roller shutter doors. To the front of the building is a striking glazed frontage to the reception area, two floors of good quality office space, kitchenette & WC facilities and stores. The offices include full height glazed windows, network floor boxes, carpeting, and a modern air handling system. The rear warehouse is connected to the front office section and includes a large rectangular shaped space.

Externally the site is fully fenced with security gates, a generous parking area, with the majority of the land as hard standing for open storage. The total site area is 3.573 acres (1.446 ha).

Location

The property is located on Tilford Road in Newstead Village, Nottinghamshire. Newstead Village is located between Nottingham and the towns of Kirkby-in-Ashfield, Sutton-in-Ashfield and Hucknall. The property is located approximately 3 miles (east) from Junction 27 of the M1 Motorway, 11 miles from Nottingham city centre, 22 miles from East Midlands Airport, and is well located for connections across the Midlands and nationally. Newstead railway station is on the Robin Hood Line and runs between Nottingham and Worksop.

In terms of the immediate area, notable mentions include the Hazelfordway Industrial Estate, Newstead Colliery Recreation Ground, Newstead train station, Newstead and Annesley Country Park. Commercial occupiers within the nearby Hazelfordway Industrial Estate include Badgemaster, Metclad Contracts, Bunches, Border Partnerships and Nationwide Platforms.

Tenure

The property is held on a freehold basis under the titles NT244432, NT324746 & NT462862 subject to the occupational lease (detailed in these marketing details)

Occupational Lease

The entire property is let as follows:-

Tenant: Northfield Construction Ltd
Lease Start Date: 26th March 2021
Lease Expiry Date: 25th March 2031
Rent: £185,000 pa (£7.5 sq ft)
Rent Review: Open Market Rent Review on 5th Anniversary of the lease (26th March 2026)
Repair: FRI (To keep the Property in good and substantial repair and condition)

Tenant Covenant

According to Experian Business Express, Northfield Construction Ltd in 2024 reported a turnover of £21.23m, a pre-tax profit of £326,033 and a net worth of £2.51m. Experian reports a '78/100' and a 'below average risk.' Northfield Construction Ltd (company number: 03909595) was founded and incorporated in 2000.

Northfield Constructions Ltd are a subcontractor of reinforced concrete and associated groundworks. Notable projects include St Paul's Place and New Era in Sheffield, Bridlington Pump Station, Jubilee Campus in Nottingham and Manchester Airport Control Tower. For more information visit: www.northfield-construction.co.uk

We are informed the tenant has been in occupation since 2007.

Price

Offers in excess of £2.5m. We are informed VAT is payable on the price.

Asset Management / Development Potential

Given the site area of 3.573 acres (1.446 ha) and relatively low building site coverage (18%), we are of the opinion that the property may offer future opportunities to reconfigure or further development. There is also an upcoming rent review in March 2026. We would advise interested parties to make their own enquiries with their professional advisers on this matter.

Energy Performance Certificate

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