



Unit 7 Anglia Way Industrial Estate
Mansfield , NG18 4LP

£17,500 Per Annum

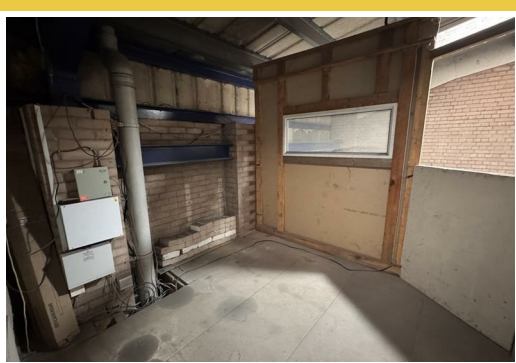
2140.00 sq ft



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Description

A relatively modern industrial warehouse unit occupying a good end terrace position with the benefit of a generous 4m eaves height and roller shutter door. Situated on the popular Anglia Way industrial estate with good access and the use of 5 car parking spaces. The property would suit a variety of uses (STPP) and is available to occupy from October.

Accommodation

Ground floor : GIA : 1946 sq ft (180.79 sq m) including reception area of 120 sq ft (11.12 sq m) and 2 w.c.

First Floor Mezzanine

Kitchen : 110 sq ft (10.18 sq m)

Storage : 84 sq ft (7.82 sq m)

Total : 2,140 sq ft (198.79 sq m)

Eaves: 4.0m

Door height 3.68 m

Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

*** ELIGIBLE FOR ZERO RATES ***

The VOA website advises the rateable value from the 1st April 2026 is £11,250. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Leasehold

Leasehold - on a new full repairing and insuring lease with terms to be agreed.

EPC

Energy Performance Certificate number and rating is 87 D

Cert No: 0190-9961-8830-0700-6603

VAT

We have been advised that VAT is applicable.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs - Letting

The ingoing tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

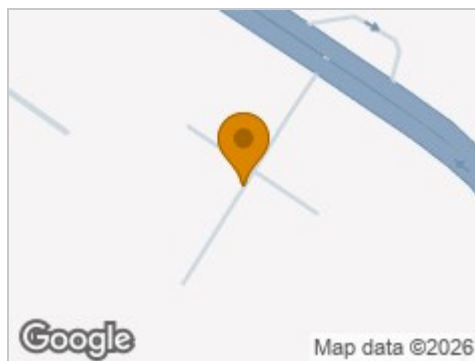
Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.



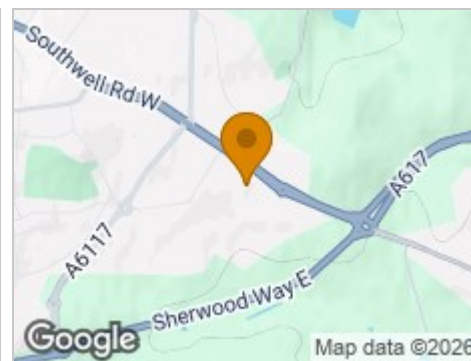
Road Map



Hybrid Map



Terrain Map



Floor Plan

Sorry, Floor Plans are not available for this property

butters john bee ^{bjb}
commercial

Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Suite 1, Albion House Forge Lane, Festival Park, Stoke-on-Trent, Staffordshire, ST1 5RQ
Tel: 01782 212201 Email: commercial@bjbmail.com www.buttersjohnbee.com