

UPTO 8.42 ACRES OF OPEN  
STORAGE LAND

TO LET.

OXCLOSE LANE • MANSFIELD  
NOTTINGHAMSHIRE • NG19 8DJ



- 8.42 Acres of Storage Land
- Available from 1 Acre Pus
- 29,532 Sq Ft of Industrial Units

- Available As a Whole or Split
- Concrete Surfaced
- Undergoing a Refurbishment



FLINT  
REAL ESTATE



## DESCRIPTION

### Land and buildings extending to 8.42 acres

- 29,532 sq ft of industrial buildings and stores (VOA measurements)
- Fully gated and fenced site – 2m palisade fencing
- Surfaced site – circa 6 acres of it is concrete surfaced
- Suitable for various industrial and storage uses
- 3 phase power supply
- Available as a whole or split from £50,000 per acre per annum.
- Units to undergo a scheme of refurbishment



## LOCATION

The site is situated on Oxclose Lane in Mansfield, which is a mixed commercial and residential area. The location provides good access to A617 Chesterfield Road which provides onward access to J29 of the M1 motorway within 6.5 miles (13 minutes drive).

The site is accessed via an access road which routes under a railway bridge of 4.5m high making it suitable for HGV and large vehicle access.

Mansfield is the largest town in Nottinghamshire and is well connected to take advantage of the regions motorway network with J27-29 of the M1 and the A38 serving the town.



SAT NAV: NG19 8DJ



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## AREAS

The property has the following Gross Internal Areas according to the VOA:

- Building Space: 29,532 Sq Ft (2,743.62 Sq M)
- 8.42 Acre Site

## LEASE TERMS

Flexible lease terms considered from 1 acre plus, with a preference for lease terms of 3 years or longer.

## PRICE

Available from £50,000 per acre per annum and from £4 per sq ft for the building space.

Combinations of the site are available from 1 acre plus.

## PLANNING

Suitable for E (G), B2 and B8 uses.

## BUSINESS RATES

Rateable Value: £58,500



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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**Alexandra De Freitas**

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## SERVICES

Mains services including 3-phase power supply are connected.

## EPC

N/A

## AML

Tenants and/or purchasers will have to supply information to comply with Anti Money Laundering Regulations.

## VAT

VAT is applicable to this sale.



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