

# Mansfield South Trade Park.

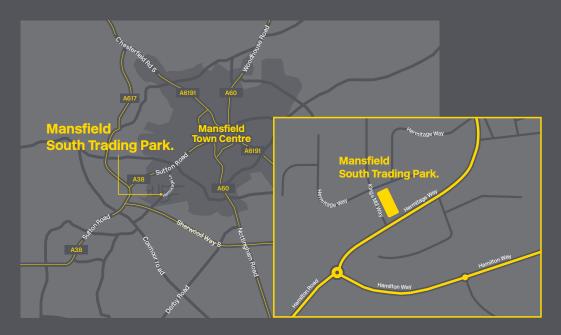
Hermitage Lane, Mansfield, NG18 5ER

## 2,357 - 8,372 sq ft Units Available To Let



## Made For Trade.

dunmoore.co.uk



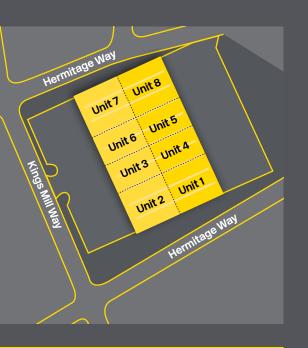
## Accommodation

Unit Warehouse (sq ft)

- I Howdens
- 2 Howdens
- Available 2,357 sq ft
- 4 Howdens
- 5 Eyre & Ellison Ltd
- 6 Under Offer 2.357 sa ft
- \_\_\_\_\_.

Available - 3,656 sq ft

8 Eyre & Ellison Ltd



Terms

application

Leasehold - Rent on

#### Location

Mansfield South Trade Park is located just off Hermitage Lane which is accessed from the A38 Kings Mill Road East, providing access to the motorway network at Junction 28 of the M1.

The estate is situated to the South West of Mansfield town centre and is one of main trade destinations in Mansfield with other nearby occupiers including Screwfix, Travis Perkins,

Yesss Electrical, Edmundson Electrical and Crown Paints Decorating Centre.

The town of Mansfield has a resident population of circa 100,000 and a primary catchment area of 274,000. This figure is expected to grow over the coming years, with the area earmarked for a further 6,500 new homes to be built by 2033.

#### Description

Comprises a terrace of trade units with a generous eaves height of approximately 6.2 meters. The units are to be fully refurbished to provide glazed frontages, open plan trading areas, level entry doors, good natural light and improved signage to the estate.

## Estate Charge

An estate charge will be levied to cover repairs and maintenance of common areas, please refer to the retained agents for further details.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

| Rateable Value | EPC Rating |
|----------------|------------|
| ТВС            | ТВС        |

### **Further Information & Viewing**

Strictly by appointment through the joint agents:



#### Alfred Bartlett

07738 090760 alfred.bartlett@rapleys.com

#### **Jonathan Jones**

07917 032674 jonathan.jones@rapleys.com



#### **Stuart Waite**

07432 472402 stuart@cppartners.co.uk

#### **Sean Bremner**

07541 505980 sean@cppartners.co.uk

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC306311. Registered Office at Falcon Road, Hinchingbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS. Any maps are for identification purposes only and should not be relied upon for accuracy. Reproduced by permission of Geographers A-Z Map Co. Ltd. Licence No. 40203. This product includes mapping data licensed from Ordnance Survey - © Crown Copyright 2001. Licence No. 100017302 and © Crown Copyright, All rights reserved. Licence No. ES 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in April 2019 (updated August 2020).