



TO LET

UNITS 3/4, HAMILTON ROAD

COXMOOR ROAD, SUTTON-IN-ASHFIELD,
NOTTINGHAMSHIRE NG17 5LD

149.75 sq m **(1,612 sq ft)**

Industrial/warehouse/workshop unit
in established commercial location

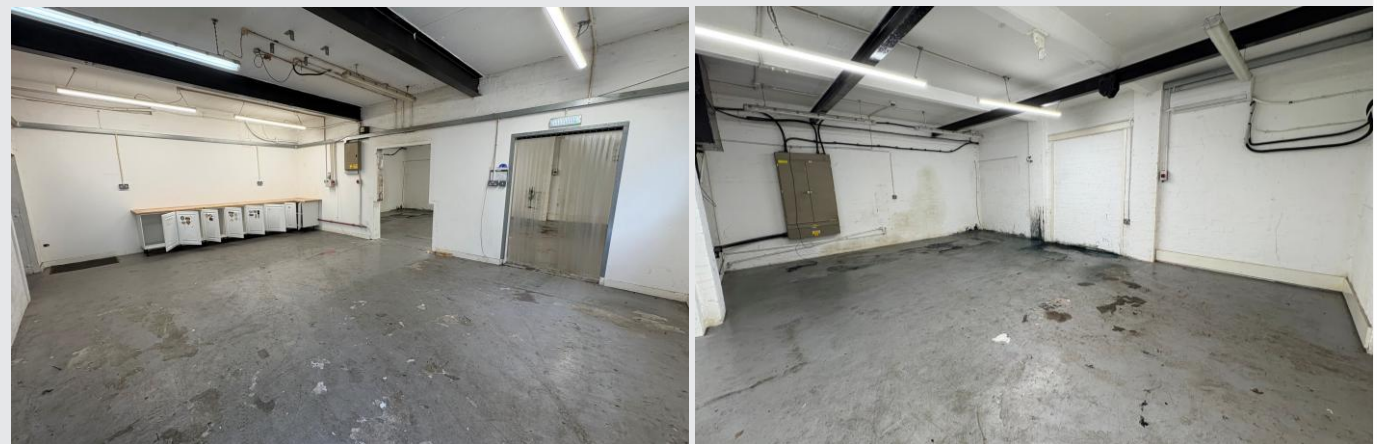
- Within easy reach of the A38 / A617 / J28, M1
- Suitable for a range of occupiers including workshop, storage or industrial
- Shared yard area / turning to the front
- 2 level access doors
- Ancillary accommodation
- Dedicated car parking



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG

**IMMEDIATELY
AVAILABLE**





LOCATION

The property is situated on Hamilton Road, on the well-established Maun Valley Industrial Park in Sutton-in-Ashfield.

By virtue of its location, the unit is well located for the A38 Kings Mill Road East and A617 Sherwood Way South, with the A38 providing quick and easy access westerly to J28 of the M1 motorway and the A617 connecting to the A60 – a major northerly/southerly route between Nottingham and Mansfield town centres.

DESCRIPTION

The property provides an established mid-terraced industrial/warehouse unit of steel portal framed construction with brick elevations and profile sheet clad roof. The unit has the benefit of 2 level access doors into the unit which provides workshop/industrial/warehouse and ancillary space to the first floor.

Externally, the unit is accessed via a shared yard area with the unit having its own dedicated parking area. The unit would be of interest to a range of occupiers including manufacturing, storage or engineering businesses.

ACCOMMODATION

Measured on a Gross Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Unit 3-4	147.9	1,612
TOTAL GIA	147.9	1,612

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

An EPC is available upon request. For further details please contact the marketing agents.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

Please contact the marketing agents for further information.

TENURE

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£9,500 per annum exclusive.

VAT

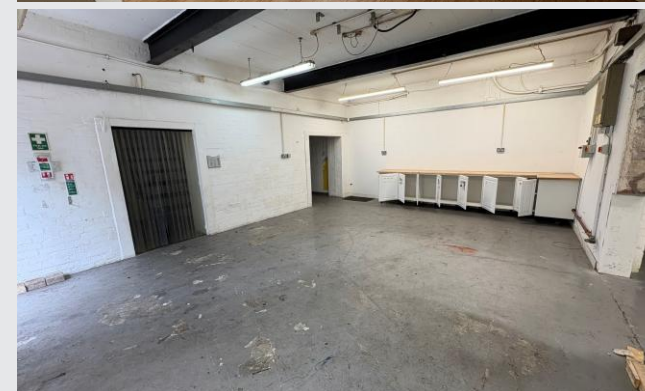
VAT is applicable to the rent at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

THOMAS SZYMKIW
07564-580300
thomas@ng-cs.com

CHARLOTTE STEGGLES
07954-996197
charlotte@ng-cs.com

PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. www