

# DEVONSHIRE COURT

Portland Drive, Shirebrook, Mansfield, NG20 8SJ



## Key Highlights

- Good industrial location with convenient access to Mansfield, Worksop and the M1
- New build development, industrial/warehouse units from 1,615 sq ft to 6,460 sq ft (150 sq m to 600 sq m)
- Approved E (g), B2 & B8 planning permission
- Immediately available to rent
- Three units now let to Howdens
- Over 50% let

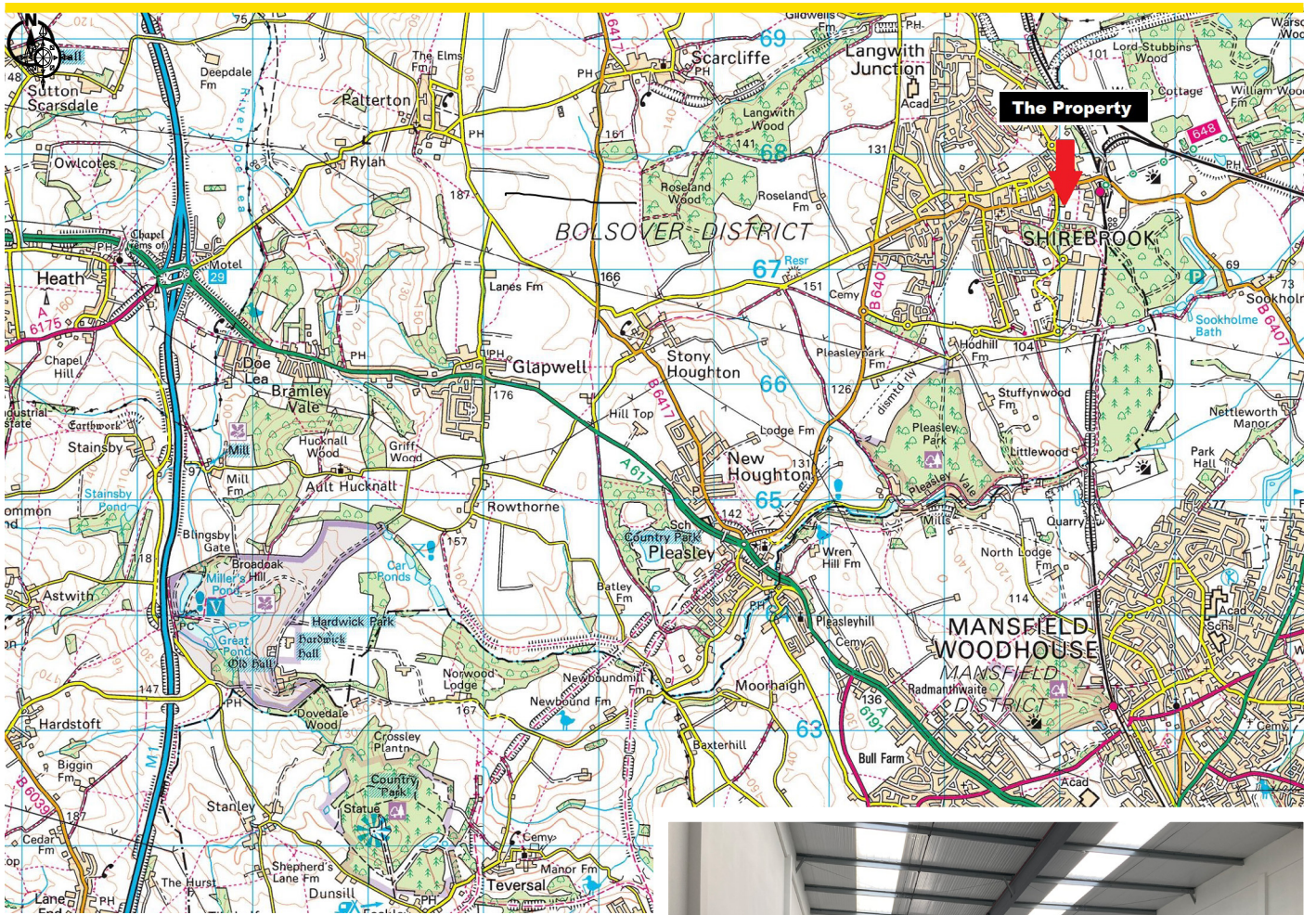
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## Location

Shirebrook benefits from good communications with Junction 29 of the M1, approximately 6 miles to the west. Mansfield lies approximately 5.5 miles to the south, Worksop approximately 12.5 miles to the north east, Chesterfield approximately 11 miles to the north west and Nottingham approximately 22 miles to the south.

The property is situated close to Brook Park, the home of Sports World's national distribution depot. Access to the property is proposed from Merchant Street and Vernon Street, subject to planning.

## Description

The property comprises an attractive brand new development, which offers a range of business units, to be completed to a shell specification, to include the following:

- Steel portal frame with profile mono-pitched clad roof
- Solid concrete floors
- Eaves height of 6 metres
- Translucent roof lights
- High bay LED lighting
- Three phase power
- Electric roller shutter doors
- Personnel doors
- WC facilities
- Allocated car parking
- Security alarm and CCTV
- Self-contained gated site



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## Planning

- E (g) Light Industrial
- B2 General Industrial
- B8 Storage or Distribution

## Availability Schedule and Pricing

UNIT	SQ M	SQ FT	RENT (PER ANNUM)
8	150	1,615	£17,500
7	150	1,615	£17,500
6	150	1,615	LET
5	150	1,615	£17,500
4	150	1,615	£17,500
3	150	1,615	LET
2	220	2,368	LET
1	220	2,368	LET
<b>Total</b>	<b>1,340</b>	<b>14,426</b>	

## Tenure

Over 50% of the estate is now let with Howdens occupying three of the units.



The remaining units are available to rent on terms to be agreed.

## Business Rates

The units have yet to be assessed for rating purposes. Small business rates relief may be available depending on unit size and the type of business leasing the units. Interested parties are advised to make their own enquiries direct of the local authority, Bolsover District Council.

## EPC

The EPC ratings are to be assessed upon completion.

## VAT

VAT is applicable.

## Service Charge

A service charge will be payable towards the upkeep and maintenance of the common areas of the estate. Further information is available via the agent.

## Further Information

For further information or to arrange a viewing, please contact the Joint Sole Agents.

## Contact

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