

**TO LET**  
**UNITS 2 & 3**  
**KINGS MILL WAY**  
**HERMITAGE LANE INDUSTRIAL ESTATE**  
**MANSFIELD**



**DESCRIPTION**

A semi-detached factory built in 1980 within an established industrial location. Originally constructed as two units, the development now comprises one larger unit providing approximately 836.43 sq m (9,000 sq ft) of space, of which the ground floor factory area provides approximately 614 sq m (6,608 sq ft). The remaining space consists of two storey accommodation providing office and ancillary use to a good standard.

The unit is constructed in cavity brickwork and vertical cladding and contains three phase electricity, gas fired warm air heating, concrete floor, roof lights, fire exits and two 3m x 3.9m high roller shutter doors.

The unit is self contained within a fenced and landscaped area with tarmac forecourt and ample loading and parking space.

Height to eaves is 4.5 metres.

## **ACCESS**

Access to the units is directly from Kings Mill Way, which leads on to Hermitage Way and Hermitage Lane. The A38 is within close proximity and M1 junction 28 is approximately 5.5 miles away.

## **LEASE**

The premises are available to let for a term of years to be agreed upon full repairing and insuring terms.

## **RENT**

£38,500.00 per annum exclusive, payable quarterly in advance.

## **RATES**

The 2005 rateable value for the property is £32,250.00. Interested parties are advised to contact Mansfield District Council on 01636 655386 to confirm the actual rates payable.

## **COSTS**

Both parties will be responsible for their own legal costs in connection with the preparation and completion of the lease.

The incoming tenant will be responsible for any costs incurred in complying with the Land Registration Act 2002 and Stamp Duty Land Tax 2003.

## **VIEWING**

By prior appointment

Contact: Brian Hoyle  
Telephone: 0115 977 2479  
Facsimile: 0115 977 2074  
Email: brian.hoyle@nottsc.gov.uk

## **NOTTINGHAMSHIRE COUNTY COUNCIL GIVES NOTICE THAT:**

1. Nottinghamshire County Council shall not be liable to any intending tenant to pay compensation, damages or otherwise for any mistakes, errors, misrepresentations, illegalities or otherwise contained herein.
2. None of the statements contained herein as to this property are to be relied on as statements or representations or fact.
3. Any intending tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein.
4. Nottinghamshire County Council does not make or give any representation or warranty whatsoever in relation to this property and neither has any staff the authority to do so.