

FOR SALE (MAY LET) - PRIME ROADSIDE WAREHOUSE SITE

123 MANSFIELD ROAD

Daybrook, Nottingham, NG5 6HT



Key Highlights

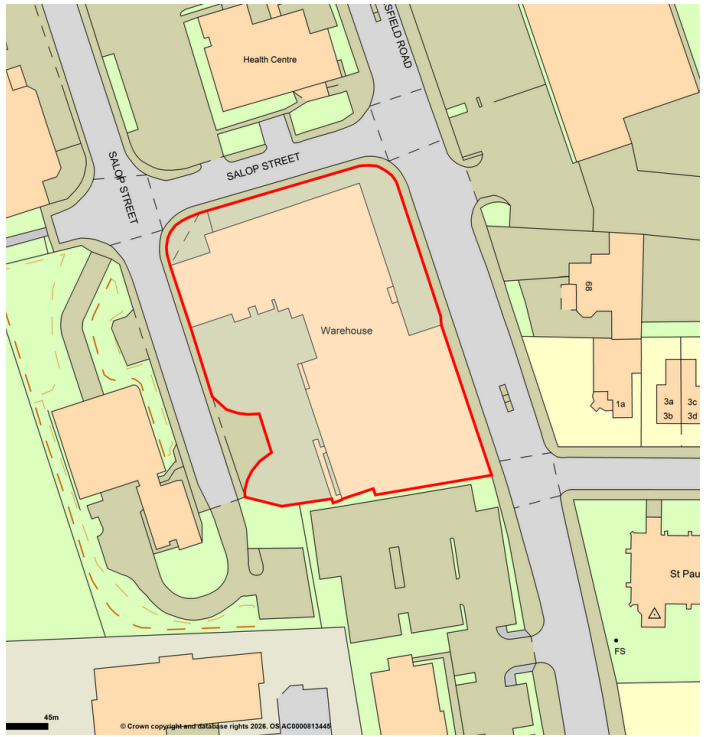
- Located approximately 3 miles north of Nottingham city centre on a major arterial road (A60).
- Substantial industrial/warehouse facility with offices and showroom.
- Gross Internal Area: 31,741 sq ft (2,948.83 sq m)
- 8m eaves to the main warehouse.
- Level access and tailgate loading to rear yard.
- Site area: 0.96 acres (0.39 hectares)

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LOCATION

Daybrook is a well connected suburb situated approximately 3 miles north of Nottingham city centre. The subject property occupies a prominent position fronting the very busy Mansfield Road (A60) the main arterial route into Nottingham from the north of the city. This is a mixed use area with nearby occupiers including Wickes, a children's day nursery, health centre, Premier Inn, car showrooms, and a large Sainsbury's Supermarket.

DESCRIPTION

The property comprises a large warehouse, production, office, and showroom facility, together with rear service yard occupying a roughly rectangular shaped site.

The principal warehouse has an eaves height of approximately 8m and benefits from a loading platform to the rear with both tailgate loading and level access loading doors onto the rear enclosed yard.

The central section of the property comprises further storage and ancillary office accommodation and welfare facilities. At the northern end of the site is a further warehouse/production unit with an eaves height of approximately 3.8m. To the rear of this is a two storey store building.

In addition, there are two upper levels of offices/showroom space and ancillary welfare accommodation.

ACCOMMODATION

The property provides the following accommodation:

FLOOR	USE	SQ FT	SQ M
Ground	Main Warehouse	11,249	1,045.10
Ground	Offices/Stores	3,620	336.32
Ground	Warehouse/Production Unit 2	7,862	730.37
Ground	Stores	1,411	131.07
First	Stores	1,411	131.07
First	Offices	3,732	346.72
Second	Office/Showroom	2,456	228.18
TOTAL GIA		31,741	2,948.83



To the rear of the property is an enclosed rear yard and in front of the building is a small car park accessed directly from Mansfield Road.

The property occupies a total site area of approximately 0.96 acres (0.39 hectares).

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PLANNING

The property has previously been used for a mixture of both light industrial warehousing and office uses, together with showroom. Interested parties are advised to make their own enquiries direct to the planning department of Gedling Borough Council to confirm the current planning status.

SERVICES

We understand that all mains services in terms of drainage, gas, water, and electricity are available to the property.

BUSINESS RATES

Rateable Value: £119,000
Rates Payable (2026/2027): £57,120 excluding any transitional or other relief.

EPC

E103

TENURE

The property is available either on a Freehold basis with full vacant possession or alternatively consideration may be given to a lease of the whole property on terms to be agreed.

GUIDE PRICE

Offers are invited in the order of £2,250,000 for the Freehold interest.

VAT

VAT will apply to this transaction.

ANTI-MONEY LAUNDERING (AML)

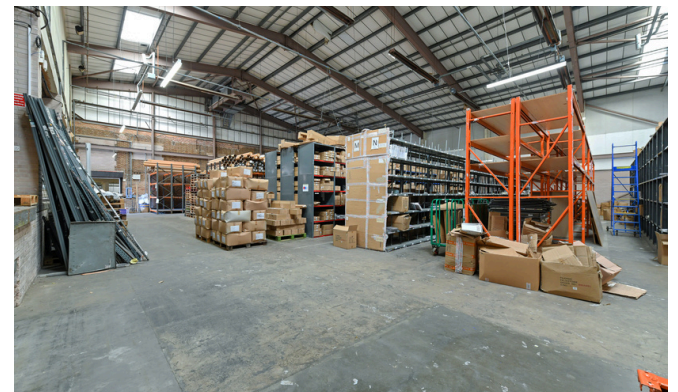
In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required prior to any offer being accepted.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS AND FURTHER INFORMATION

Viewings are strictly by appointment only with the Sole Agent, Savills.



CONTACTS

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