

Food Processing Production/ Warehouse Unit To Let

51,985 sq ft (4,830 sq m)



Brookside Way, Huthwaite, Nottinghamshire, NG17 2NL

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Location

The property is situated on an established industrial estate forming part of the Huthwaite area of Sutton in Ashfield. The estate has excellent access, lying approximately 1.5 miles east of J28 of the M1 Motorway.

The property lies towards the south western end of Brookside Way, off Common Road, which in turn connects with Alfreton Road (A38).

Destination	Miles	Drive Time
Birmingham	62	1hr 04 mins
East Midlands Airport	25	32 mins
Hull	79	1hr 23 mins
Leeds	60	1hr 03 mins
Leicester	43	51 mins
Manchester	70	1hr 46 mins
Nottingham	15	29 mins

Description

The property comprises a food processing factory, warehouse and storage space with ancillary office accommodation.

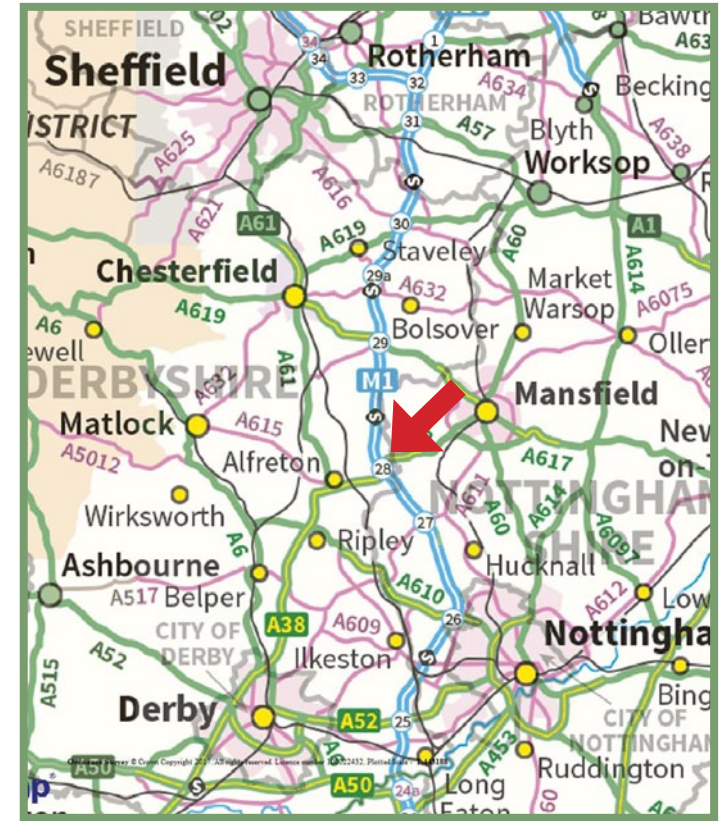
The property was constructed in 2001 and is of a two bay steel portal framed construction with part profile metal sheet cladding and part traditional brick and block elevations. The building has a double bay pitched roof with plastisol coated roof sheets incorporating polycarbonate roof lights.

The unit permits cross docking, with seven loading doors, four of which are located to the rear of the property and three to the front. The building has an approximate eaves height of 9m.

The production area incorporates chilled stores with working chiller units, packing areas and ancillary offices and wash rooms. A mezzanine level provides additional production areas together with the principal staff changing rooms, toilets and canteen. Internally the production areas are mostly clad with hygiene white walling and have drainage channels in the floors. The site also benefits from it's own waste water treatment facility (held under a separate lease and purchase agreement).

The unit is of a rectangular shape with three storey integral offices within the north eastern corner. The specification of the offices is mostly solid floors, carpet tiles, painted plastered walls, suspended ceilings inset with artificial lighting, comfort cooling, gas fired central heating and double glazed window units. The offices comprise a mixture of both open plan and more cellular office space including a number of kitchens/labs to the first floor.

The site is fully contained with steel palisade fencing and there is a gatehouse and barrier to the front entrance. There are tarmacden car parks to the front and rear of the unit (98 spaces) and a concrete service yard adjacent to the loading bays.



Accommodation

From measurements taken on site, we have calculated the following gross internal floor areas:

Floor	Use	Sq M	Sq Ft
Ground	Warehouse/ Production	3,824.89	41,171
Ground	Offices	340.53	3,665
First	Offices/Labs	323.64	3,484
Second	Offices	340.53	3,665
Total Gross Internal Area		4,829.59	51,985

Site Area: 1.102 hectares (2.72 acres)



Lease

The property is held by way of a lease expiring May 2040 at a current passing rent of £247,000 pax. The property is available by way of an assignment of the existing lease or sub lease on terms to be agreed.

Planning

The property has planning consent for B1 Light Industrial, B2 General Industrial and B8 Storage and Distribution.

Business Rates

Rateable Value (2017) £272,500
Rates Payable (2017/2018) £130,527.50

EPC

The property has an EPC Rating of C54

VAT

We understand this property has been elected for VAT which will therefore be chargeable on the rent at the prevailing rate.



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Further Information

For further information or to arrange a viewing please contact the Sole Agents:

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