



Unit 5 Gilbert Way, Burma Road Industrial Estate, Blidworth, Nottinghamshire, NG21 0RT

For Sale: £120,000 or To Let: £9,600

A modern workshop and offices 160 sq.m (1722 sq.ft) within an established modern industrial estate.

LOCATION

Located within an established modern industrial estate location and has a shared yard with ample space for deliveries and parking within easy walking distance to the centre of the village of Blidworth.



The subject property is located to the west side of Gilbert Way which is a cul de sac to the eastern end of Burma Road Industrial Estate. The industrial estate is situated off Mansfield Road, the A620 Kirkby in Ashfield to Rainworth road and a short distance from the centre from the village of Rainworth which serves a population in excess of 4,000 and provides a wide range of local shops, schools and regular bus services to Annesley and Nottingham which are approximately 3 and 12 miles away respectively.

Access from the village to Junctions 27, 28 and 29 of the M1 motorway via the A38 and the A617.

DESCRIPTION

The subject unit comprises a mid terraced workshop built approximately 15 years ago of brickwork to approximately 2.5m with profile sheeting to the upper part of the walls and to the roof which incorporates roof lights.

Units 5 and 6 share an entrance with a block paved yard which is enclosed by galvanised palisaded fencing. There is ample space within the yard for deliveries and parking for several vehicles.

The workshop has a 3-phase electricity supply with gas gas radiant heater, gas fired central heating to the ground floor and first floor offices, and a minimum eaves height within the workshop of 5.11ms. The premises have the advantage of an alarm system.

The premises are close to SJS Engineering and nearby occupiers include Captive Closures, Wilkinsons (Mansfield) Limited , Mechanician, AE Industrial Air Equipment, SAGas Engineers, Desmond Engineering etc.

ACCOMMODATION

The accommodation comprises the following:

WORKSHOP 45'6" x 32'3" (13.87m x 9.83m)

With concrete floor, personnel door and fire exit, roller shutter door 3.2m high x 2.3m wide , 5.1m minimum headroom, three phase electricity supply, gas radiant heater,

**LOBBY**

With stairs to first floor:



GROUND FLOOR OFFICE 20'3" 13'3" maximum (6.17m 4.03m maximum)

With central heating radiator, 4 fluorescent lights, wall mounted gas fire boiler heating radiators and hot water.

**FIRST FLOOR****LANDING**

Leading to:

GENTS WC

With low level WC, wash hand basin, hot and cold water.

**LADIES WC**

With low level WC, wash hand basin, hot and cold water.

OFFICE 2 13'0" x 10'5" +3'1" x 2'9" (3.95m x 3.18m + 0.93m x 0.83m)

With stainless steel sink unit, hot and cold water, central heating radiator and fluorescent lights.

**OUTSIDE**

A pair of double gates which lead to a block paved yard which is enclosed by security fencing and ample space for deliveries and parking for several cars.

LOCAL AUTHORITY

Newark & Sherwood District Council.

RATING ASSESSMENT

We understand from our inspection of the Valuation Office webpage that the property has a rateable value of £7,100.

ASKING PRICE

£120,000 for the freehold interest.

Alternatively, the premises may be available to rent at £9,600 per annum on a full repairing and insuring Lease for a length of term to be negotiated.

FEES

Each party will be responsible for their own costs.

SERVICES

The premises have three phase electricity supply, mains electricity, and gas are connected to the unit on a sub meter. Mains water and drainage are also connected.

VIEWING

By appointment with the Agents.

Energy Performance Certificate

Non-Domestic Building



Unit 5, Gilbert Way
Blidworth
Mansfield
NG21 0RX

Certificate Reference Number:
9535-3047-0947-0500-2395

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 69 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

| | |
|--|---------------------------------|
| Main heating fuel: | Natural Gas |
| Building environment: | Heating and Natural Ventilation |
| Total useful floor area (m ²): | 158 |
| Building complexity (NOS level): | 3 |
| Building emission rate (kgCO ₂ /m ² per year): | 37.46 |
| Primary energy use (kWh/m ² per year): | Not available |

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

68 If typical of the existing stock