

# MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

·PROPERTY·

30 Clarendon Street  
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NG1 5HQ  
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·PARTICULARS·

## FOR SALE

**FORMER BAGGALEY AND JENKINS LTD SITE  
KNOWN AS CONSTRUCTION HOUSE  
HERMITAGE WAY  
MANSFIELD  
NOTTS  
NG18 5EF**



- **Secure 1 acre site (0.41 hectares) (approx)**
- **Modern air conditioned offices, modern vehicle workshop plus ancillary accommodation**
- **Designated Parking for 20 cars (approx)**
- **Established Industrial Location**
- **Fast Communication Links (A38, M1 J28 & Mansfield town centre)**
- **Would Suit Building Contractors/Builder's Yard/Commercial Vehicle Operators**
- **Rare Freehold Opportunity**



## LOCATION

The property is located in an established industrial location, with frontage to Hermitage Lane, with access from both Kingsmill Way and Hermitage Way.

Hermitage Way links with Sutton Road (the A38) providing fast communication links to Mansfield town centre approximately 2 miles distance. The A38 trunk road provides fast links also to J28 of the M1 Motorway and in turn links to all parts of the Nottinghamshire and Derbyshire County areas and nationwide.

The A617 links with the A60 Nottingham Road, providing fast communications to Nottingham City Centre, approximately 30 minutes to the south (*see Location Plan*).

## DESCRIPTION

The property comprises a secure former builder's yard, extending to approximately 1 acre (0.41 hectares) or thereabouts, together with modern two storey office building, fully appointed with double glazing and air-conditioning to many of the offices.

The air conditioned offices are situated to the southern end of the site and are effectively self-contained and away from the principal yard area, with self-contained designated car parking for approximately 20 cars.

Additionally, there is a modern vehicle workshop with lift, to provide for the servicing of commercial vehicles and there is further ancillary accommodation providing storage and ancillary offices.

## ACCOMMODATION

We confirm the property has been measured in accordance with the current Code of Measuring Practice of The Royal Institution of Chartered Surveyors and is measured on a net internal area basis.

<u>Construction House</u>		
GF Offices	117.16 m <sup>2</sup>	1,907 ft <sup>2</sup>
FF Offices	117.89 m <sup>2</sup>	1,269 ft <sup>2</sup>
Total Floor Area	295.00 m <sup>2</sup>	3,176 ft <sup>2</sup>

<u>Commercial Vehicle Workshop</u>		
2 two roller shutter doors, office and staff facilities.	89.06 m <sup>2</sup>	958 ft <sup>2</sup>

<u>Ancillary Accommodation</u> (workshops/office/storage)		
	242.38 m <sup>2</sup>	2,609 ft <sup>2</sup>

## SERVICES

We understand that all mains services are connected to the property including gas, electricity, mains water and drainage.

## PLANNING

We understand that the property has current planning consent for use as B1 offices. Any prospective tenant should make enquiries to Rushcliffe Borough Council on 0115 981 9911.

## RATING

We have made enquiries of the Valuation Office Agency and we are unaware of the current rating assessment for the site.

## TENURE

We understand the property is Freehold.

## ASKING PRICE

Offers in the region of **£575,000 (Five Hundred and Seventy Five Thousand Pounds)** are sought for the Freehold Interest with the benefit of vacant possession.

The property may be available to let, subject to satisfactory covenant and terms to be agreed.

## VAT

VAT is not payable on the purchase price.

## COSTS

Each party is to be responsible for their own legal and other costs in any transaction.

## VIEWING

Strictly by appointment only through the sole agents:

**Musson Liggins**  
**30 Clarendon Street**  
**Nottingham**  
**NG1 5HQ**  
Tel: **0115 941 5241**  
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Please ask for  
**Matthew Liggins**  
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or **David Bladen**  
E-mail: **dcb@mussonliggins.co.uk**

**ML/MAL/DCB/292**  
**SUBJECT TO CONTRACT**



**Office Building**



**Workshop**



**Site Plan and Location Plan (For Identification Purposes Only)**

**PROPERTY MISDESCRIPTIONS ACT 1991 NOTICE**

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- i) The particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, any offer or Contract;
  - ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given in good faith and without responsibility and are believed to be correct, but intending Purchasers or Tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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- 1 All dimensions, distances and floor areas are approximate and for guidance purposes only.
  - 2 Information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by Solicitors.
  - 3 Information as to Rating matters and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to verify this information in writing prior to entering into any commitment to purchase or lease.
  - 4 All plans supplied by the Agents are provided solely to assist in the identification of the property.
  - 5 All figures quoted are exclusive of VAT unless expressly stated to the contrary. All interested parties are strongly recommended to satisfy themselves as to the position on VAT by independent written enquiry.
  - 6 All information on the availability of mains services is based on information supplied by the Vendor/Lessor. All other statements regarding service installations do not warrant the condition or serviceability of the installations referred to.
- All statements contained in these particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note that all distances and floor areas are approximate and are given for guidance purposes only and information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Lessees are recommended to have this information verified by their Solicitor and Chartered Surveyor.