

# MARR LINK

**Good access:** A38, J28 (M1) & MARR  
**Warehouse:** 8,453m<sup>2</sup> (90,990ft<sup>2</sup>)  
**Site:** 6.35 acres (2.57 hectares)

**HUGE SITE**



# TO LET

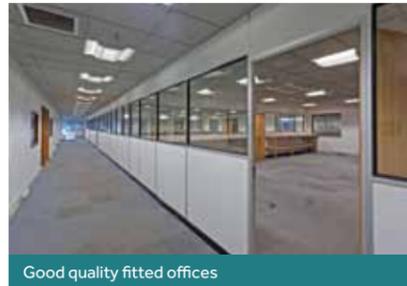
7-11 Lower Oakham Way,  
Oakham Business Park,  
Mansfield,  
Nottinghamshire  
NG18 5BY

- ⊙ Fully fitted warehouse: sprinkler system, lighting and heating
- ⊙ Air conditioned offices
- ⊙ Extensive car park/yard
- ⊙ Dock and level access loading
- ⊙ Loading to side and rear elevations





Extensive 7,692m<sup>2</sup> (82,800ft<sup>2</sup>) warehouse space



Good quality fitted offices



Dock and level access loading doors



Rear yard



Reception area



Extensive car park/yard



Oakham House, Oakham Business Park,  
7-11 Lower Oakham Way, Mansfield,  
Nottinghamshire NG18 5BY

Warehouse: 8,453m<sup>2</sup> (90,990ft<sup>2</sup>)  
Site: 6.35 acres (2.57 hectares)

### The Location

The property is located on Lower Oakham Way on the Oakham Business Park, with access in minutes to the A38 and there onto Junction 28 of the M1.

#### Drive Times (Approx.)

- ⦿ 8 minutes – Mansfield
- ⦿ 12 minutes – Junction 28, M1
- ⦿ 16 minutes – Junction 29, M1
- ⦿ 29 minutes – Nottingham
- ⦿ 35 minutes – A1
- ⦿ 37 minutes – Derby
- ⦿ 44 minutes – Sheffield
- ⦿ 1 hour 17 minutes – Birmingham



### The Property

The premises offer an extensive detached, fully fitted warehouse or production facility, with the benefit of good quality air conditioned offices. The premises sit on a huge site of approximately 6.35 acres. (2.57 hectares).

The specification in detail includes:

#### Warehouse

- ⦿ Sprinkler system
- ⦿ Lighting
- ⦿ Heating
- ⦿ Dock and level access loading doors
- ⦿ Canteen
- ⦿ Changing rooms
- ⦿ WCs

#### Offices

- ⦿ High calibre offices to the front elevation
- ⦿ Air conditioning

#### Externally

- ⦿ Extensive site – 6.35 acres (2.57 hectares)
- ⦿ Generous car park to the front elevation
- ⦿ Additional large car park/yard to the side elevation
- ⦿ Rear loading yard
- ⦿ Two site accesses

### The Lease Terms

A new lease direct from the landlord is available and quoting terms are available upon request.

### The Accommodation

From measurements taken on site we calculate the following:

Description	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	7,692	82,800
Offices	761	8,190
<b>Gross Internal Area</b>	<b>8,453</b>	<b>90,990</b>

In addition to this there is a small mezzanine of 140m<sup>2</sup> (1,507ft<sup>2</sup>).



**Further Information**

For further information or to make arrangements to view please contact:

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**Property Misdescription Act 1991.** All statements contained within these particulars have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly 1)...Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2)...Information on tenure or vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessment, availability of service and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor and Pall Mall Estates do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4)...Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations etc., and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5)...All guide prices and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. 12/12

# Energy Performance Certificate

Non-Domestic Building



7-11 Lower Oakham Way  
MANSFIELD  
NG18 5BY

Certificate Reference Number:  
9900-8977-0302-5950-3010

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 on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

◀ **61**

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<sup>2</sup>): 8703  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 62.02

## Benchmarks

Buildings similar to this one could have ratings as follows:

**19** If newly built

**51** If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.