

bothams ¹⁸⁷¹



Unit 3 Bestwood Road, Pinxton, NG16 6NT

Offers In The Region Of £180,000





Unit 3 Bestwood Road

Pinxton, NG16 6NT

- Single storey industrial/workshop unit
- uPVC double glazing
- Within small private estate
- With approx. 1 mile of j28 of M1
- Accommodation includes internal offices, kitchen & toilets
- Roller shutter entrance/loading door to workshop
- Well situated close to trunk road & motorway

FREEHOLD SINGLE STOREY INDUSTRIAL UNIT OF 2,833 SQ. FT., 263.21 SQ. M GIA APPROX.



GENERAL

LOCATION

ACCOMMODATION

Front entrance hall

Office 1 13'11" x 7'5" (4.24 x 2.26)

Office 2 12'8" x 8'2" (3.86 x 2.48)

Kitchen/ Staff 12'8" x 9'10" (3.86 x 3.00)

Storage 3'10" x 10'6" (1.19 x 3.22)

WC 1

WC 2

Workshop 42'0" x 39'7" overall (12.81 x 12.067 overall)

Mezzanine Storage 12'7" x 18'3" (3.86 x 5.58)

Overall GIA 71'7" x 39'7" (21.812 x 12.067)



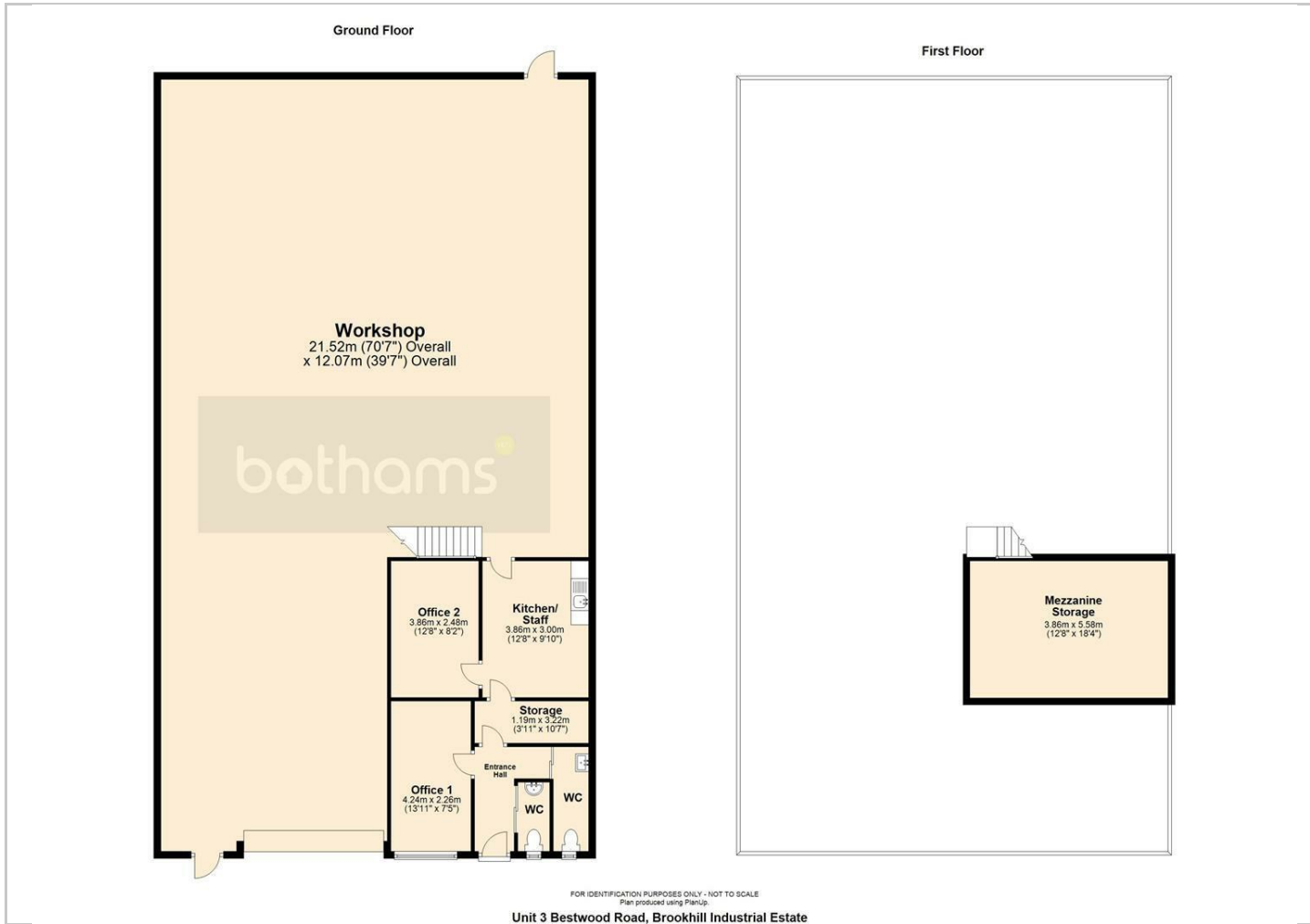
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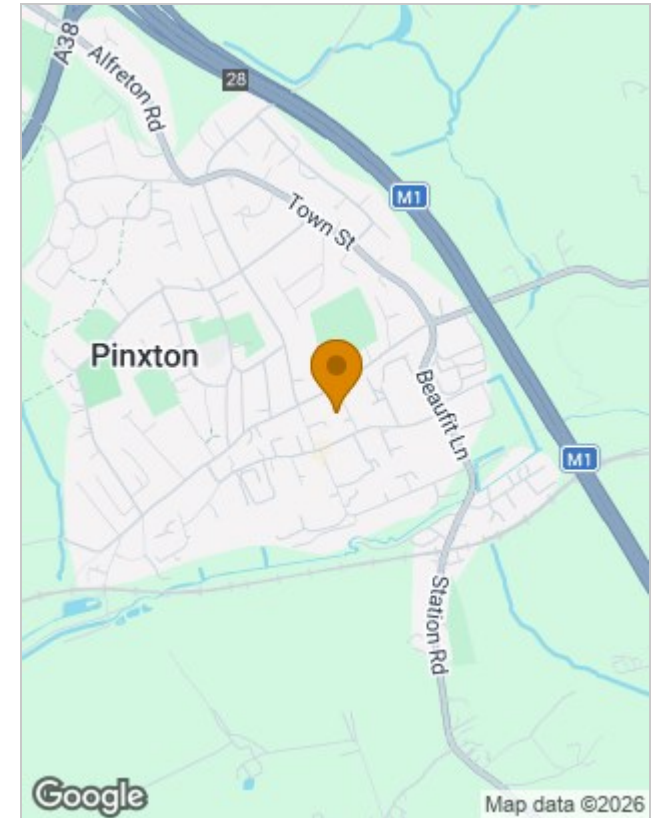




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Chesterfield Commercial Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.