

Available Now
To Let/For Sale
Industrial Units
4,636 - 14,607 sq ft

SHIRE COURT

MANSFIELD,
NOTTINGHAMSHIRE

Shire Court, Brook Park,
Shirebrook, Mansfield,
Nottinghamshire, NG20 8RU

Industrial

langtree 

THE SITE

Shire Court is situated in a highly prominent position at the gateway to the Brook Park development, and consists of a total of 7 units within a landscaped business park.

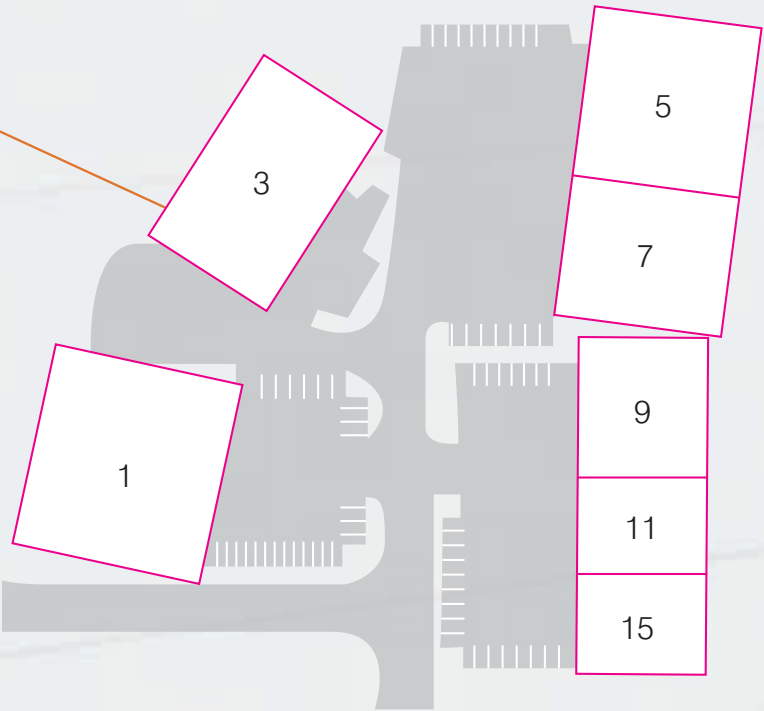
The scheme provides two detached, two semi-detached and three terraced units with the larger four units benefiting from self-contained secure yards with car parking and the remainder a shared secure yard with allocated parking. All units benefit from excellent onsite circulation.

THE DETAILS

The units benefit from the following specifications:

- 8m to underside of haunch
- 25m turning circles
- Electrically operated level access doors
- 50 KN/M² floor loading
- Minimum 10% roof lights to warehouse accommodation
- High quality first floor offices*
- Gas central heating to offices
- Large secure yards with car parking
- Landscaped site

*Units 1,3,5 & 7 only.



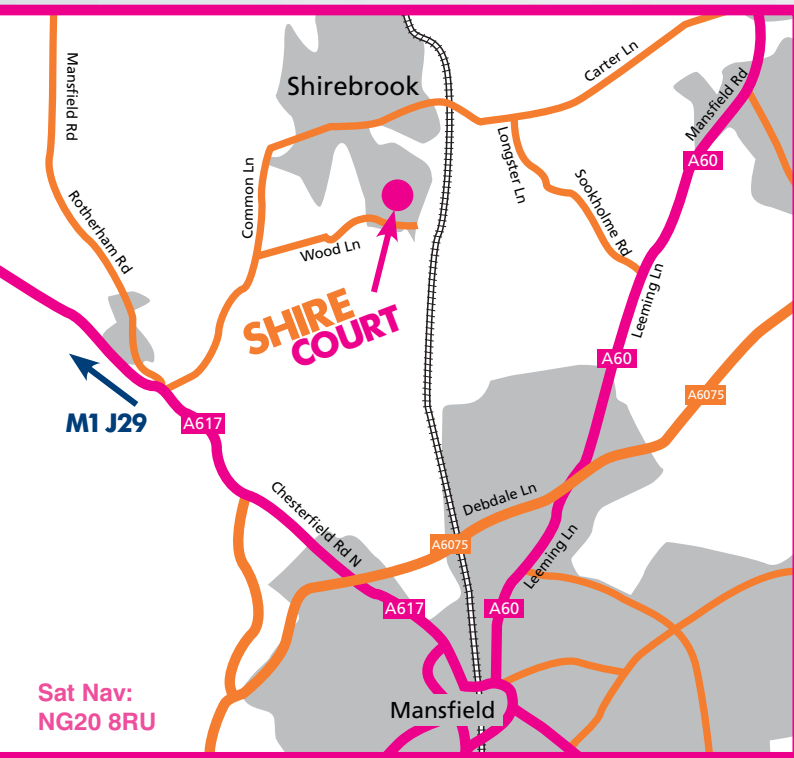
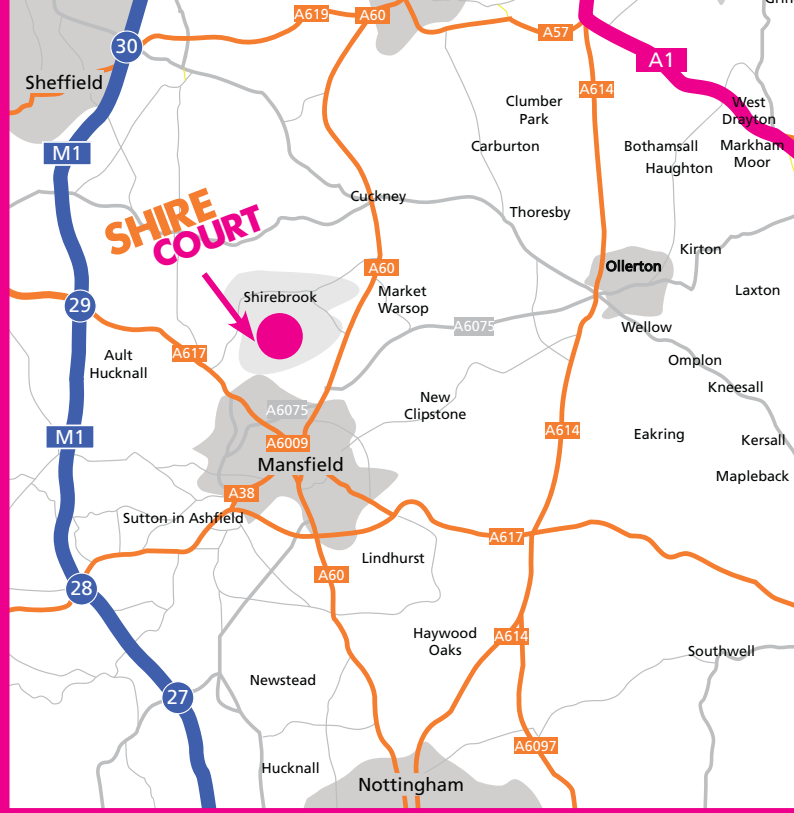
SCHEDULE OF ACCOMODATION

Unit	Warehouse - sq ft	Office - sq ft	Total - sq ft
1	13,557	1,050	14,607
3	10,329	1,050	11, 289
5	10,907	1,050	11,957
7	8,747	839	9,586
9	6,193	-	6,193
11	4,636	-	4,636
15	4,641	-	4,641

All units have a BREEAM rating of “Very Good”.

Drive Distances

Mansfield, City Centre	6.3 miles
M1, Junction 29	7.0 miles
Nottingham City centre	20.4 miles
A1	14.7 miles



THE LOCATION

Shire Court is situated on Brook Park which is strategically located 6 miles East of J29 M1 and 3 miles North of Mansfield, accessed via a link road from the A617. The A617 is an arterial link road, connecting directly to the M1 at J29 and A1 via Newark.

As part of the development, Brook Park has seen major infrastructure improvements with a new spine road leading into the development and improved transport links from the A617. Nottingham East Midlands airport is based at J24 M1, only 35 miles from the site and forms one of the UK's largest cargo airports.

www.langtreegroupplc.co.uk/shirecourt

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