

To Let

3 Modern  
Industrial/Warehouse  
& Distribution Units

10,131 – 38,021 sq ft GIA

# 1-3 Windsor Court

Fletchers Way,  
Crown Farm Industrial Estate,  
Mansfield, NG19 0FN

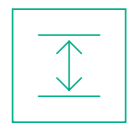
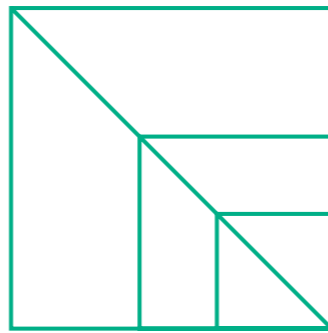


1-3 Windsor Court

# 10,131 to 38,021 sq ft

The available units comprise 3 modern industrial/warehouse units, arranged as a detached terrace, which could be occupied as a whole, or individually. Each unit offers open span warehouse accommodation with a two storey integrated office/welfare block.

The units are available from April 2025 offering modern warehouse/ industrial units which will benefit from the following specification:



6m Eaves height



High quality ancillary office / welfare provisions



LED lighting



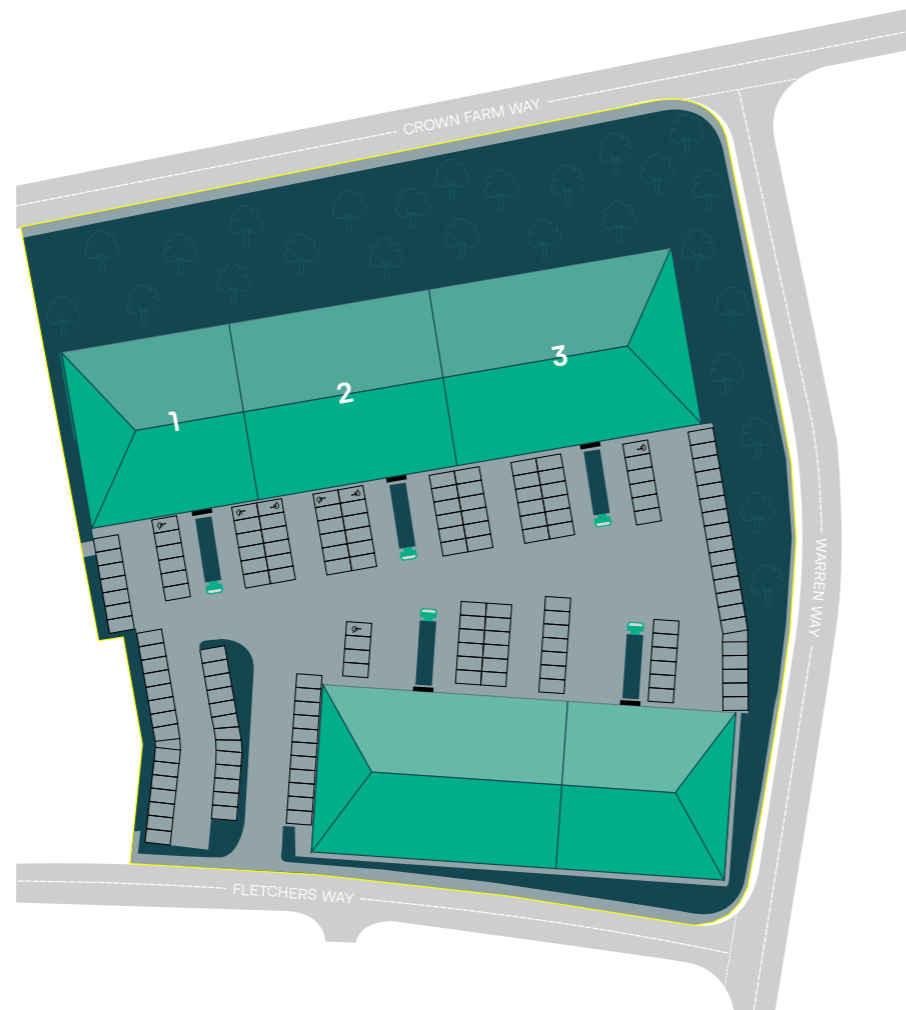
Fully secure and gated estate



1 ground level loading door per unit



Generous onsite parking provisions



## Accommodation

Unit	Sq Ft	Sq M
Unit 1	10,131	941.2
Unit 2	12,666	1,176.7
Unit 3	15,224	1,414.4

The premises at Windsor Court are within Crown Farm Industrial Estate, Mansfield, easily accessible via Fletchers Way. Mansfield is well-connected, with Sheffield, Nottingham, and nearby towns within 20 miles. The estate, 3 miles from Mansfield Town Centre, offers easy access to the M1 Motorway and A1(M). It hosts several major industrial and manufacturing businesses, including Veolia and Kingfisher Lighting.



Mansfield Town Centre	3 Miles	8 Minutes
Junction 29 M1 Motorway	9.5 Miles	23 Minutes
Junction 28 M1 Motorway	10 Miles	25 Minutes
A1 / A57 / A614 Junction	14 Miles	25 Minutes

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## Terms

The premises are available to let by way of new full repairing and insuring leases for a term to be agreed.

## Quoting Rent

Available on application.

## EPC

Available on request.

## Rateable Value

The building is currently rated as one entity with a Rateable Value of £141,000.

Individual units will be required to be reassessed should they be let individually.

## Service Charge

There is an estates service charge payable for maintenance and upkeep of the communal areas of the estate.

**For further information,  
or to arrange a viewing,  
please contact:**



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