

Rent!

Industrial Unit / Trade Counter With Ground And First Floor Offices

164 sq m (1,766 sq ft)

- Established Industrial Estate and Trade Park adjacent to Hucknall Road
- Trade Counter Opportunity
- Two storey offices
- Six car parking spaces
- Five miles from Nottingham city centre and two miles from Bulwell town centre

£20,000 Per Annum



Location

Southglade Business Park is a well located out of town Industrial Estate and Trade Park situated to the north of Nottingham city centre.

The location is adjacent to the A611 (Hucknall Road) which links the location to the M1 motorway at J26 (four miles away).

The location is also five miles from Nottingham city centre, accessed via Hucknall Road.

The Property

The property is an end of terrace, self-contained, two storey steel portal framed industrial building with brick elevations under a pitched tiled roof.

Internally, the property is predominantly open plan and benefits from both roller shutter access and a separate pedestrian access.

At ground floor level there are WC facilities and a large office. At first floor level there is further office accommodation and a kitchen facility.

The internal specification includes:-

- Strip lighting
- Full height manual door
- Personnel door
- Eaves height of 4.5m
- Clear span warehouse
- Three Phase power
- Ground and first floor office accommodation
- WC and kitchen facilities

Accommodation

	SQ M	SQ FT
Ground Floor:	139.42	1,501
First Floor:	24.65	265
TOTAL:	164.06	1,766

Externally, there is large surface car park to the front for up to six spaces plus the loading apron

Terms

The property is available to rent on a new FRI lease for a term of years to be agreed.

Business Rates

The property has the following Rateable Value:-

£10,000

The current UBR is 49.9p which would make a rates payable figure of:-

£4,990

100% Business Rates relief may be applicable to qualifying occupiers.

This information is given for guidance purposes only and prospective tenants are advised to contact the local authority

VAT

VAT is not applicable to the rent.

Planning

The property has planning for:-

E: (Commercial Business & Service)

The building could be suitable for alternative uses such as:-

- Non-residential Creche, Day Centre or Nursery
- Research and Development
- Indoor Sport and Recreation such as a Gym
- State Funded School
- Retail

EPC

C-75

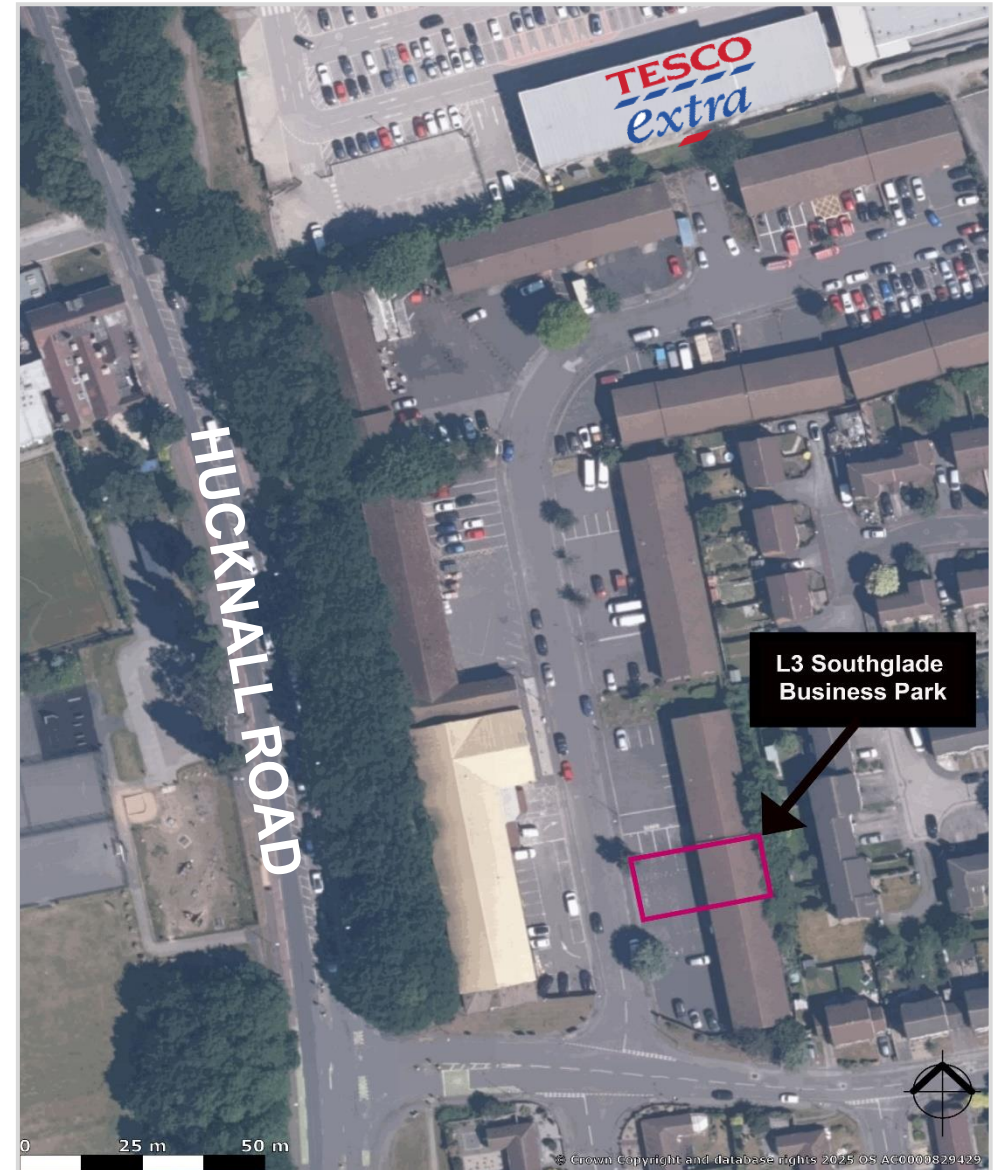
Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the prospective tenant.

Rent

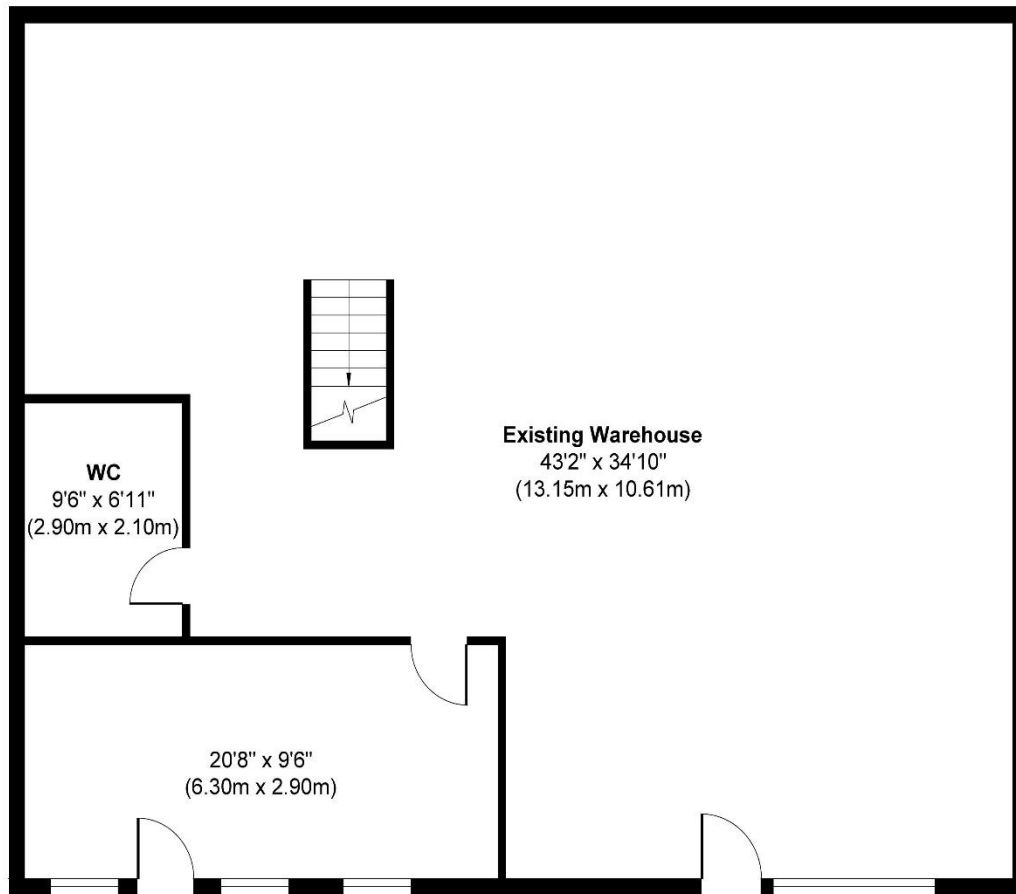
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Industrial Unit / Trade Counter With Ground And First Floor Office Accommodation
L3 Southglade Business Park, Nottingham NG5 9RA

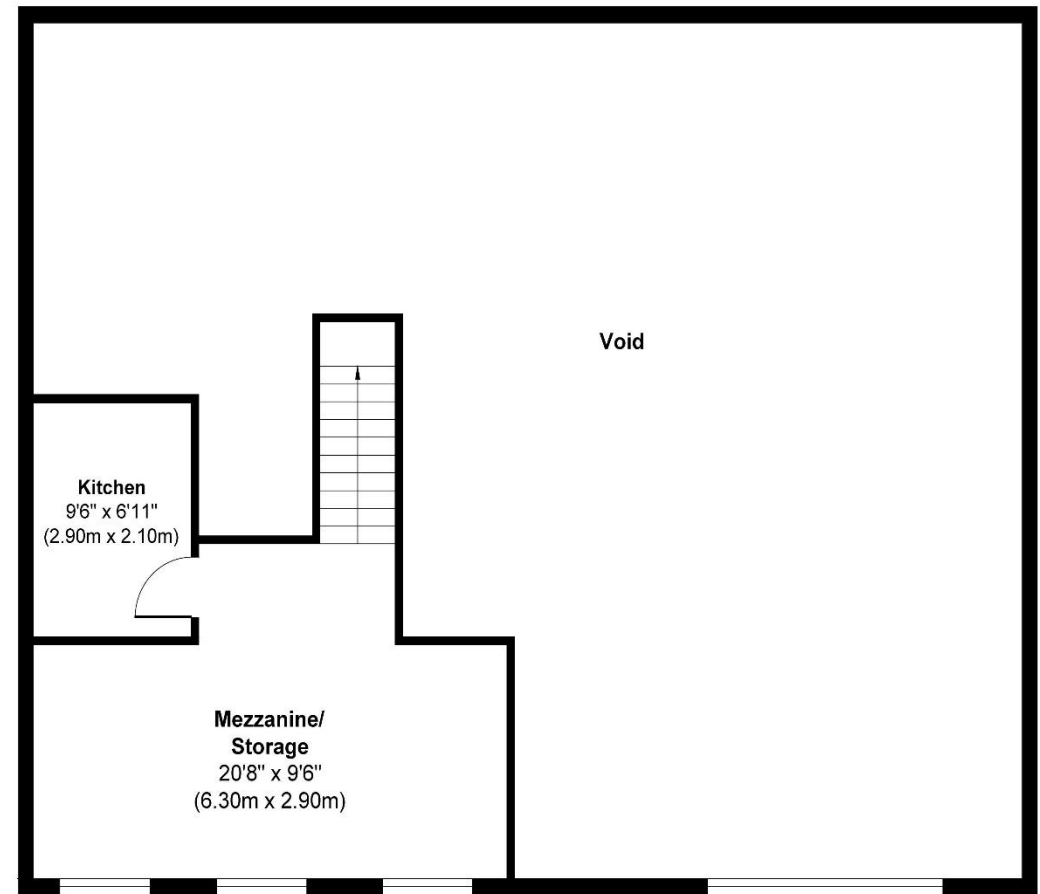




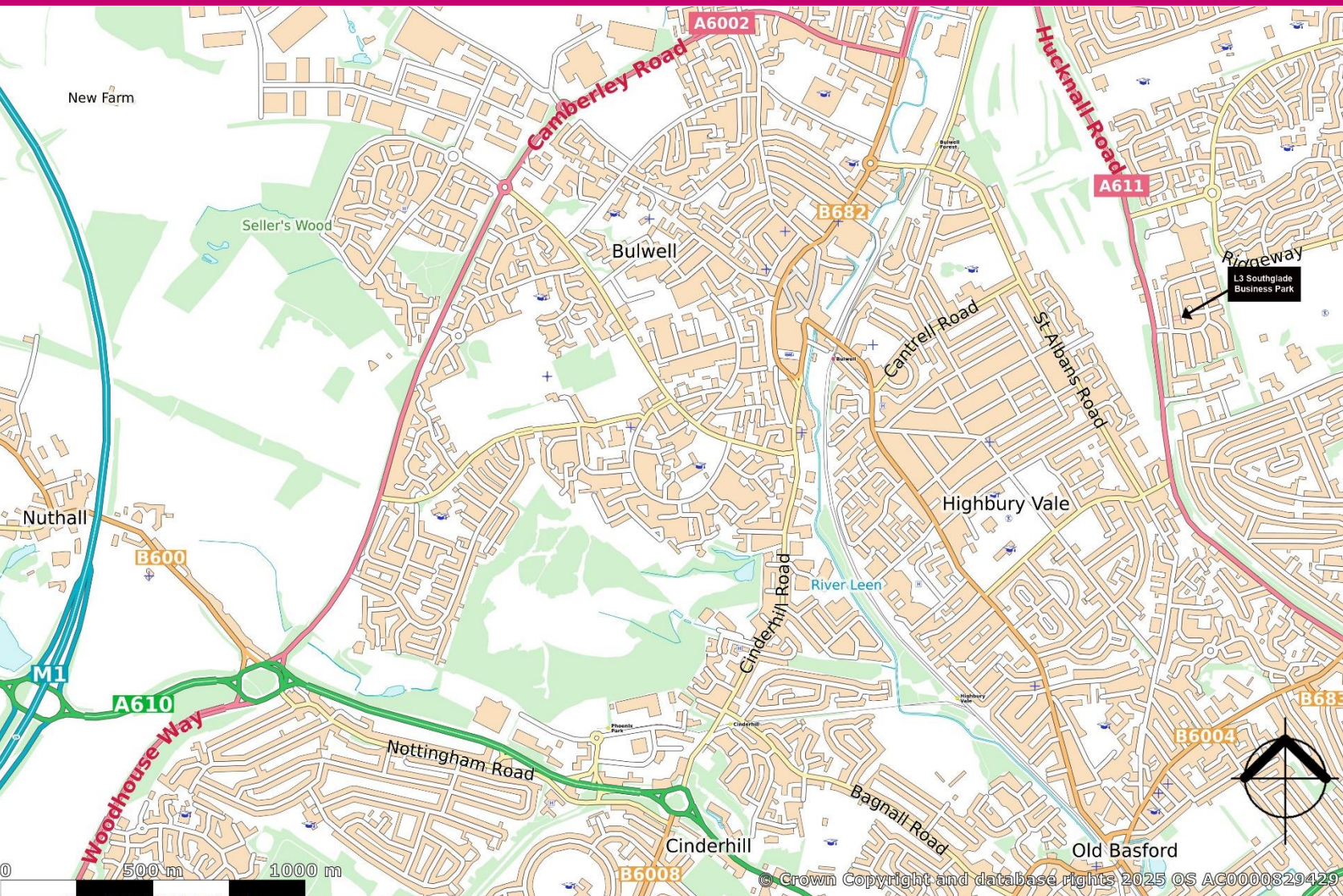
GROUND FLOOR



FIRST FLOOR







For further information or
to arrange a viewing
please contact:-

Will Torr
07866 716 974
wtorr@heb.co.uk

Misrepresentation Act:

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