

1 HARRIMANS LANE

Lenton Lane Industrial Estate, Nottingham, NG7 2SD



Key Highlights

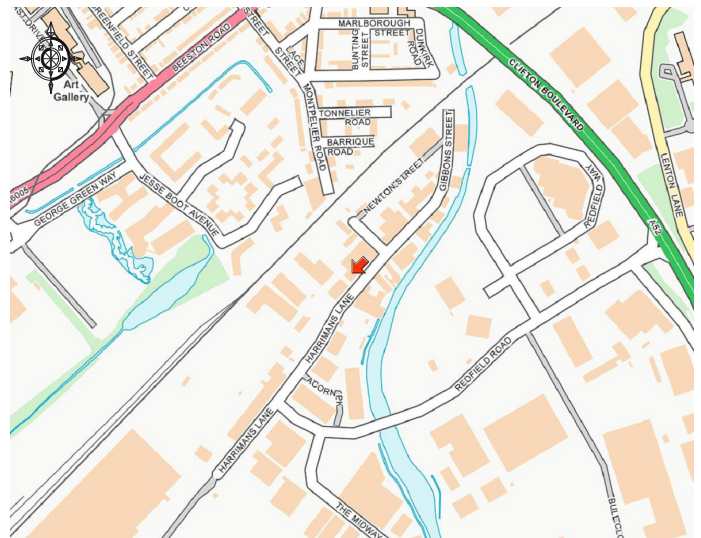
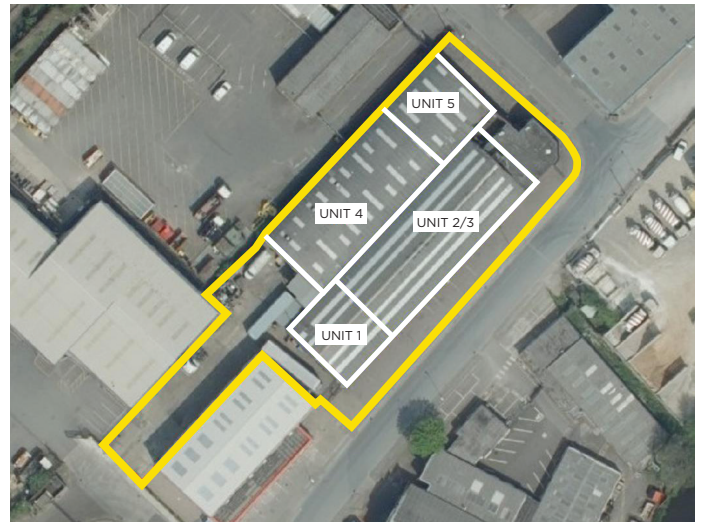
- Units from 3,229 sq ft (300 sq m) – 10,409 sq ft (967 sq m)
- Fully refurbished units providing flexible accommodation.
- Excellent and established trade counter location.
- One minutes drive from Nottingham Ring Road (A52), providing good road links to the City Centre and M1 motorway.
- Secure yard areas and loading with access to three elevations.

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Enfield Chambers, 18 Low Pavement
Nottingham NG1 7DG

0115 934 8050

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Location

The property is located on the well established Lenton Lane Industrial Estate fronting Harrimans Lane, popular with trade counter and wholesale occupiers. The property is approximately five to ten minutes drive from Nottingham City Centre and ten to fifteen minutes drive to Junction 24, Junction 25 and Junction 26 of the M1 motorway

The Property

The property has undergone comprehensive refurbishment to provide modern warehouse/production units to include new roller shutter doors, forecourt parking/loading, kitchenette, WC's and capped services.

Units 2/3 are capable of sub-division and benefit from forecourt loading to the front and potential to include additional office suites. Similarly Unit 5 has independent loading and forecourt to the front off Cavendish Street

Accommodation

FLOOR	SQ FT	SQ M
Unit 1	2,486	231 (LET)
Unit 2/3	7,180	667
Unit 4	6,469	601 (LET)
Unit 5	3,229	300

Additional office suites are available and units can be combined to meet tenant's specific needs.

Tenure

The property is available on new full repairing and insuring leases on terms to be agreed.

Rent

Rents ranging from £5.50 per sq ft to £6.50 per sq ft pax.

EPC Rating

The property currently has an EPC Rating of F-142 but following refurbishment will be re-assessed.

Price

Unit 5 is available on a freehold basis at £95.00 per sq ft.

Planning

B1 light industrial and B8 storage and distribution.

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Accommodation

The property currently has an EPC Rating of F-142 but following refurbishment will be re-assessed.

Rateable Value	£65,000
Rates Payable 2018/2019	£32,045 per annum

The property is currently being re-assessed to provide individual Rateable Values for each unit.

VAT

VAT will be charged at the prevailing rate.

Viewing and Further Information

Strictly by appointment only with the Sole Agent, Savills.

Contact

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