

To Let

Industrial & Logistics

Secure, Self-contained Warehouse

Unit 5a, DB House, Rani Drive, Basford, Nottingham, NG5 1RF



- 646 Sq M (6,950 Sq Ft)
- Fully fenced and gated yard
- 4.5m eaves
- Heating and Lighting



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Location



Rani Drive is situated off Arnold Road (B6009) which connects 1/4 mile to Hucknall Road (A611) this is a main arterial route leading north-west from Nottingham. The immediate vicinity is a mix of commercial and residential use, with the Park Lane Business Park nearby and the site shared with the successful Rani Business Park. The location benefits from proximity to Nottingham's outer ring road at Valley Road (A6154), good public transport connections and convenient access to Junctions 26 & 27 of the M1.

Description

The property comprises a warehouse of steel portal frame construction, positioned mid-terrace within a successful business park. The elevations are of brick and blockwork construction surmounted by profile cladding to eaves. The roof is pitched and incorporates translucent panels to some 10% cover. Office accommodation, kitchen and WC's feature within a two-storey element.

Features

- 4.5m internal eaves height
- Warehouse Heating and Lighting
- 3-Phase power supply
- Power assisted loading door
- Well presented office accommodation

Externally a concrete forecourt is fenced and gated and provides parking and loading to the level access door.

Accommodation

From measurements taken on site, we calculate the premises to feature from the following:

Gross Internal Area	sq.m.	sq.ft.
Warehouse	527.87	5,679
GF Office /Staff	57.13	615
FF Office	61.00	656
Total	646	6,950

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

The property previously formed part of a larger assessment, therefore this will require re-assessment by the local authority. Guidance can be given by the appointed agents.

Terms

The premises are available To Let by way of a new Full Repairing and Insuring lease upon terms to be agreed.

Rent

£29,750 per annum

Service Charge

The landlord levies an Estate Service Charge for the premises. The annual allocation for this property is £1,500 + VAT.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Sunny Landa
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