

Hybrid Business Units Units 101 and 102

East Bridgford Business Park, Kneeton Road,
East Bridgford, Nottingham NG13 8PJ

To Let – 3,076 to 6,152 sq ft



- New business space offering flexible workshop and office accommodation in an attractive Business Park setting
- Planning permission for B1 light industrial and office use
- Convenient location close to the A46/A52, approx 30 mins to M1/Leicester
- Each unit provides a 5.5M high workshop with extensive two storey offices
- GIA from 3,076 to 6,152 sq ft

Location

East Bridgford Business Park is situated off Kneeton Road on the outskirts of East Bridgford, a picturesque commuter village located approximately 10 miles midway between Nottingham and Newark. The A46 is situated within 2 miles of the property and gives access to Leicester in the South and Lincoln/Newark/A1 to the North-East. The location also provides good access to the A52 linking both Nottingham and Derby to the West and Grantham to the East.

The new A46 dual carriageway provides excellent access to both Newark in the north-east and Leicester in the south-west.

Description

Comprising two brand new business units set within East Bridgford Business Park which provides a range of high quality office and industrial units.

Attractive Business Park setting with electric security access gates and dedicated car parking.

The new units are of steel portal frame construction with eaves heights of 5.5M, brick/concrete block elevations with PVC coated metal profile sheeting to the upper parts and pitched roofs incorporating scattered natural roof lights. Each unit has a full height electrically operated roller shutter loading door.

The two storey accommodation can be fitted out to meet the occupier's requirements either as good quality offices or further workshop or storage space. The office accommodation will benefit from perimeter trunking, gas central heating and energy efficient lighting.

Each unit will have ample parking and circulation space and will benefit from pleasant views over the Trent Valley and surrounding countryside.

Accommodation

Each unit has been measured from the architects plans and therefore all figures quoted below are for guidance purposes only.

	Unit 101	Unit 102
Ground Floor Office	769 sq ft	769 sq ft
First Floor Office	769 sq ft	769 sq ft
Workshop	1,538 sq ft	1,538 sq ft
Total	3,076 sq ft	3,076 sq ft

The units can be combined to offer a single unit extending to 6,152 sq ft.

Services

Mains water, three phase electricity and gas are connected to the property. Prospective tenants should satisfy themselves as regards to the position and capacity of the services.

Planning

The units benefit from authorised consent as offices and light industrial as defined with class B1 of the Town and Country Planning (Use Classes) Order 1987. Prospective tenants are advised to make their own enquiries of Rushcliffe Borough Council Planning Authority - 0115 981 9911.



Lease

Both units are available 'To Let' on a new full repairing and insuring lease for a term of years to be agreed.

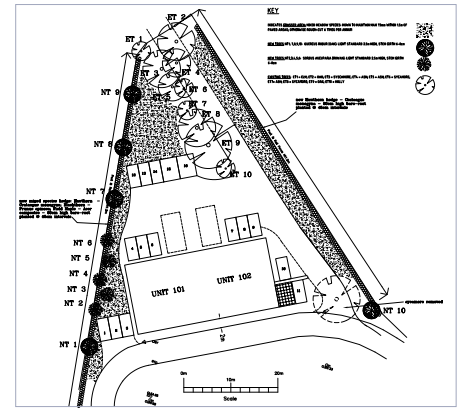
Estate Charge

An estate charge will be levied for upkeep of the common parts including grounds maintenance. Further details available from the Agent upon request.

Rental

Unit 101 - £19,000 per annum exclusive of VAT, Business Rates, Estate Charge and all other outgoings. The rent is to be paid quarterly in advance on the usual quarter days.

Unit 102 - £19,000 per annum exclusive of VAT, Business Rates, Estate Charge and all other outgoings. The rent is to be paid quarterly in advance on the usual quarter days.



Important Notice

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