



Nabarro McAllister & Co
C h a r t e r e d S u r v e y o r s

TO LET
CASH & CARRY WAREHOUSE

6/7 WHITEMOOR COURT
NUTHALL ROAD
NOTTINGHAM NG8 5BY



We give below brief details of a cash and carry warehouse situated in a popular industrial estate just off Nuthall Road at Nottingham.

Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY Telephone: 0113 266 7666 Fax No: 0113 268 4822

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Directors: Simon G. Nabarro BSc (Hons) F.R.I.C.S. I.R.R.V. & James R Homer, DipSurv, M.R.I.C.S.

Nabarro McAllister & Co Limited, Registered in England & Wales under Company No. 4657451

Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY

LOCATION

The property occupies a good location just off Nuthall Road approximately 3 miles from Nottingham City Centre and 2 miles from the M2 motorway.

DESCRIPTION

The property comprises a ground floor cash and carry warehouse with ancillary offices and good forecourt for parking and loading.

ACCOMMODATION

The accommodation comprises;

WAREHOUSE with Draught Lobby, Office, Ladies and Gents W.C. and main Cash and Carry Warehouse.

The gross internal area extends to 8,047 sq.ft. (747 sq.metres). The premises have an eaves height of 13' 6" (4.13 metres). The accommodation is heated by gas warm air blowers.

RATEABLE VALUE

On enquiry of the Valuation Office website we understand the property is assessed for rating purposes at Rateable Value £22,750.

TERMS

The property is held on a 21 year Lease from the 20th September 1997 on an internal repairing basis with rent reviews at three yearly intervals at a current annual rent of £34,000 per annum. The tenant constructed approximately 1,300 sq.ft. of new space for which no rent is chargeable under the Lease. The tenant is entitled to 21 years rent free enjoyment of this accommodation following its completion.

The tenant is seeking to assign the balance of the Lease.

LEGAL COSTS

The ingoing tenant is to be responsible for the current tenant's legal costs and the legal costs of Nottingham City Council (the landlord).

VIEWING

Strictly by appointment with the Chartered Surveyors on (0113) 2667666.

Joint Letting Agent – Paul Giles, Savilles, Nottingham (0115) 9348050

Subject to Contract

MISREPRESENTATION CLAUSE

Nabarro McAllister & Co for themselves and for vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on any statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of Nabarro McAllister & Co has any authority to make or give any representation or warranty whatever in relation to this property.

Regulated by RICS

Energy Performance Certificate

Non-Domestic Building



Paul White

Unit 6-7, Whitemoor Court, Whitemoor Court Industrial Estate
Nottingham
NG8 5BY

Certificate Reference Number:

0990-4972-0359-5060-2070

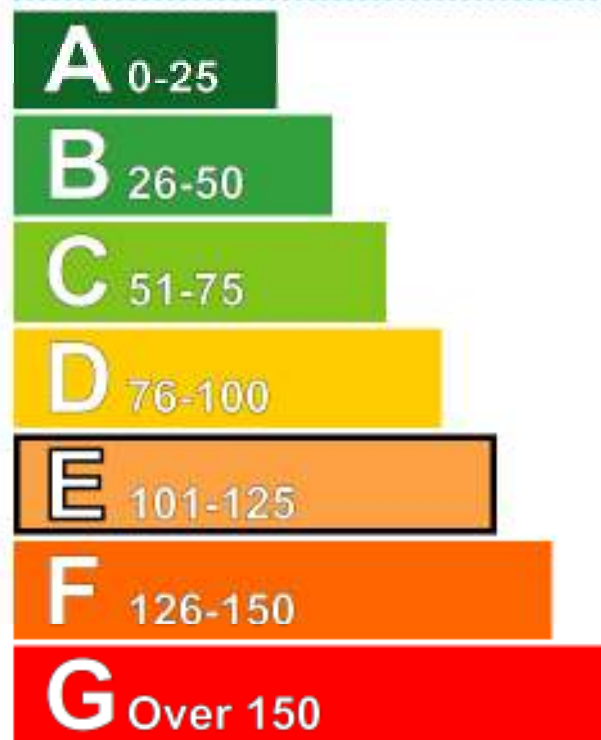
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 108 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	763
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	72.69

Benchmarks

Buildings similar to this one could have ratings as follows:

41	If newly built
83	If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.5.b using calculation engine SBEM v3.5.b.0
Property Reference: 475722650000
Assessor Name: James Horner
Assessor Number: STRO001213
Accreditation Scheme: Stroma Accreditation Ltd
Employer/Trading Name: Nabarro McAllister & Co
Employer/Trading Address: Devonshire Lodge, Devonshire Avenue, Leeds, LS8 1AY
Issue Date: 18 Jan 2011
Valid Until: 17 Jan 2021 (unless superseded by a later certificate)
Related Party Disclosure: Not related to the owner
Recommendations for improving the property are contained in Report Reference Number: 9457-4069-0795-0200-0291

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**