

TO LET

Secure Warehouse with Quality Offices

646 sq m (6,950 sq ft)



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

- Newly refurbished
- Brand new offices
- Secure car parking
- No VAT
- Heated warehouse

Location

Rani Drive is situated off the B6004 on Arnold Road in the Basford suburb of Nottingham.

The location affords easy access to the A610 Nuthall Road which joins the M1 at Junction 26 and also the A6514 Outer Ring Road.

The premises form part of the Rani Drive Business Park; the most recent phase of which proved highly popular when released to the market in 2010.

The Property

The property is of steel portal framed construction with brick/blockwork elevations surmounted by profile steel sheet cladding under a similarly clad pitched roof incorporating 5% translucent skylight panels. The property benefits from the following specification:-

- Ambi-rad lighting/heating
- 2 storey modern offices
- Secure yard
- Electric roller shutter door (5m x 4.4m)
- Ample parking (approx. 14 cars)
- 4.5m (14 ft 9") eaves height

Accommodation

Measured on a gross internal basis the property has the following approximate floor area:-

Warehouse:	585 sq m	(6,294 sq ft)
First floor office:	61 sq m	(656 sq ft)
Total:	646 sq m	(6,950 sq ft)

Services

All mains services including gas, water, electricity and sewerage are connected and available to the property but we can provide no warranty with regard to their capacity or connectivity.

EPC

An EPC has been requested; for further details, please contact the marketing agents.

Town & Country Planning

The property benefits from storage and distribution use which falls into Class B8 of the Town & Country Planning (Use Classes) Review 2005. It is likely that uses within Class B1 (light industrial) will also be permitted, but interested parties must satisfy themselves in this regard. Nottingham City Councils Planning Department can be reached on 0115 876 4447.

Rates

The unit has not been independently assessed for rating purposes by the Valuation Office Agency as it forms part of the larger hereditament. However, based on the other rateable values on the park we believe the rates payable to be in the order of £1.50 to £2.00 per sq ft.

Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£31,000 per annum exclusive payable quarterly in advance on the usual quarter days.

Insurance

The landlords will insure the building and recover an appropriate premium on a pro-rata floor area basis from the ingoing tenant. Insurance is payable annually.

Service Charge

A service charge will be levied in respect of the maintenance and upkeep of the estate.

VAT

VAT is not applicable to the rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the transaction. However, any ingoing tenant will be required to provide a legal undertaking for £1,000 towards the landlords legal costs incurred in documenting the tenancy. The undertaking will only be called upon in the event of the tenant either withdrawing from the transaction or substantially seeking to amend the basis of the deal once solicitors have been instructed.

Viewing

Strictly by prior appointment with the sole agents:
NG Chartered Surveyors, 8 Clinton Terrace, Derby Road,
Nottingham NG7 1LY

Contact: Sunny Landa
Direct Dial: 0115-989-7091
Email: sunny@ng-cs.com
Ref: SL/RKM/7059
Date: 10.01.12

SUBJECT TO CONTRACT





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PROPERTY MISDESCRIPTION ACT

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