

1 HARRIMANS LANE

Lenton Lane Industrial Estate, Nottingham, NG7 2SD



Key Highlights

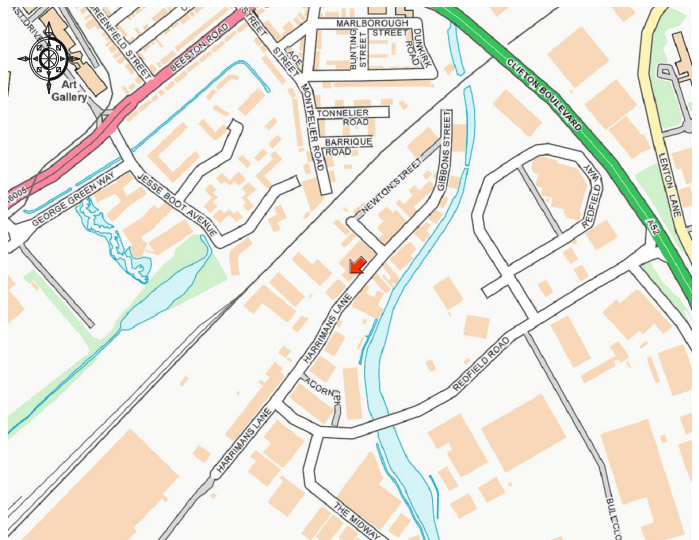
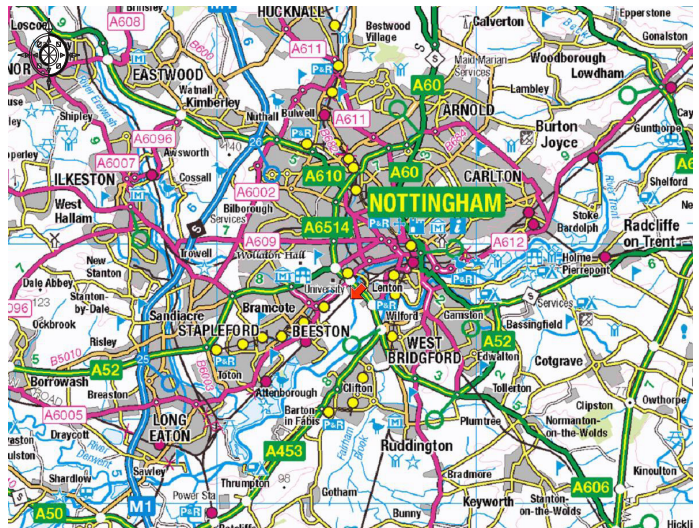
- Fully refurbished self-contained offices.
- Excellent and established trade counter location.
- One minutes drive from Nottingham Ring Road (A52), providing good road links to the City Centre and M1 motorway.
- Dedicated off street parking.

SAVILLS NOTTINGHAM
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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 comprises attractive, self-contained refurbished offices arranged over ground and first floors finished to a good specification including air-conditioning, LED lighting, perimeter trunking, kitchen, WC's and dedicated parking.

Accommodation

FLOOR	SQ FT	SQ M
Ground	1,500	139.36
First	1,500	139.36

Individual floors are available. The above floor areas are for guidance purposes only.

Tenure

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

Rent

£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.

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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