



**16 Olga Road, Carlton, Nottingham, Nottinghamshire NG3 2NW**

## **Industrial/Office**

- ▶ **GIA: 1,807 - 3,735 sq ft**
- ▶ **Self-contained accommodation with separate entrances**
- ▶ **On site car parking for approx. 16 vehicles**
- ▶ **Suitable for a variety of uses, subject to planning**

For enquiries and viewings please contact:



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### Location

Carlton, a predominantly residential suburb, lies to the north east of Nottingham City Centre accessed via Carlton Road/Carlton Hill (B686).

The property is located close to the junction of Olga Road with Carlton Road, an arterial route approximately 2 miles north west of Nottingham City Centre. Carlton Road also benefits from fast and convenient public transport in and out of Nottingham City Centre and to the wider conurbations of Nottingham.

### Description

The property comprises the ground and first floor of a two storey property of brick construction with a pitched roof over, this having been recently re-clad in PVC coated insulated panels. A glazed door provides access directly off Olga Road into predominantly open plan accommodation which has the benefit of the following:-

- Glazed entrance
- Internal roller shutter
- Gas fired warm air central heating
- Offices to the rear and upper floors
- WC and shower facilities
- Kitchenette

Externally the property has the benefit of forecourt parking for approximately 16 vehicles.

### Accommodation

	Sq M	Sq Ft
Ground Floor	167.9	1,807
First Floor	179.1	1,928
<b>Total</b>	<b>347</b>	<b>3,735</b>

Measurements are quoted on a Net Internal Area basis, in accordance with the RICS Code of Measuring Practice, 6th Edition.

### Planning

The property was historically used as a photographic studio however the property is currently used for storage and distribution of goods on the ground floor (B8) and offices (B1) on the first floor.

All interested parties are advised to make their own specific enquiries of the Local Planning Authority (Nottingham City Council).

### Tenure

The property is available on new lease terms to be agreed between the parties.

### Business Rates

The property is currently assessed as two separate assessments as follows:-

Ground Floor Rateable Value: £12,000  
2019/20 indicative rates payable: £5,892 per annum  
Description: Store & Premises

First Floor Rateable Value: £12,000  
2019/20 indicative rates payable: £5,892 per annum  
Description: Office & Premises

Interested parties may receive 100% rates relief dependent upon their circumstances. More information can be provided upon request.

### Rent

Price on application

### VAT

All sums quoted are exclusive of VAT if applicable.

### Legal Costs

Each party will bear their own legal costs incurred in the transaction.

### EPC

E-101.

### Viewings

Viewings are by appointment with sole agents Innes England.

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