

Industrial/Warehouse Unit

1,989.27 sq m (21,390 sq ft)

123 Park Lane, Basford, Nottingham, NG6 0DT

To Let



- New lease available
- 7m eaves
- Integral two storey office block
- Secure on-site parking



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Location

The property is located on Park Lane, Basford, approximately 2.5 miles north-west of Nottingham city centre. The location provides excellent access to the city centre, the inner ring and ultimately to J26 of the M1. Access is off the A611 Hucknall Road via Kersall Drive and St Albans Road.

The Property

The Property sits within a fully secure shared site totaling some 1.83 acres and is a detached steel framed workshop built in the 1970's and extended in the 1980's. Access to the factory is by means of two roller shutter doors. The unit has an eaves height of approximately 6m and is fitted with an integral recently decorated two storey office and administration block providing a reception, private offices, WCs, locker rooms to the ground floor and a suite of private offices and boardroom at first floor level.

Accommodation

Measured on a gross basis the accommodation has the following areas:-

Ground floor factory:	1,497.67 sq m	(16,104 sq ft)
Ground floor offices:	149.4 sq m	(1,608 sq ft)
First floor offices:	149.4 sq m	(1,608 sq ft)
Mezzanine:	192.3 sq m	(2,070 sq ft)
Overall GIA:	1,989.27 sq m	(21,390 sq ft)

EPC

The EPC for the property is available upon application.

Rates

Charging Authority:	Nottingham City Council
Description:	Workshop and premises
Rateable Value:	£62,000
Period:	2019/2020

Lease

The property is available by way of a new full repairing lease for a term of 5 years.

Rent

£75,000 per annum. Rent is payable quarterly in advance on the usual Quarter Days by bankers Standing Order.

Service Charge

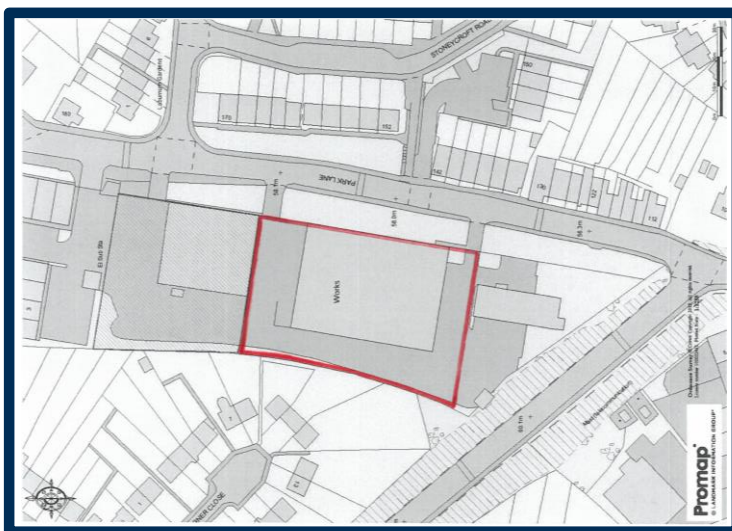
A nominal service charge is levied in respect of landscaping and common area maintenance based on a percentage of the floor area occupied. Further information is available upon request.

VAT

VAT is applicable to the rent and service charge at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the transactions.



Viewing

Strictly by prior appointment
with the sole agents.

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Property Misdescriptions Act: 1. Statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agents, the Vendor or Lessor. They are made subject to contract and form no part of any contract or warranty. 2. Particulars are prepared in good faith, to give a fair overall view of the property. If anything is particularly relevant to your interest, ask for further information. These particulars are believed to be correct; accuracy is not guaranteed. 3. The particulars are not a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. Information on services is based on information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to purchase. 4. Photograph/s depict only certain parts of the property; it should not be assumed that any contents or furnishings, furniture etc in the photograph/s are included within the sale. 5. Dimensions, distances and floor areas are approximate. Plan areas and measurements are based on Ordnance Survey Group Plans and there may be some discrepancy with Title Deeds. These are given as a guide only. Purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective. 7. Information on Town & Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. 8. Plans contained within these particulars have been reproduced by permission of Emapsite/Ordnance Survey, are not to scale and are for identification purposes only.

SUBJECT TO CONTRACT

Ref: RGS/RKM/7763 30.06.17