

Light Industrial Unit with Quality Offices

Unit 5A, Rani Drive, Basford, Nottingham, NG5 1RF

Available from
December 2019

Heated Warehouse

715 sq m (7,695 sq ft)

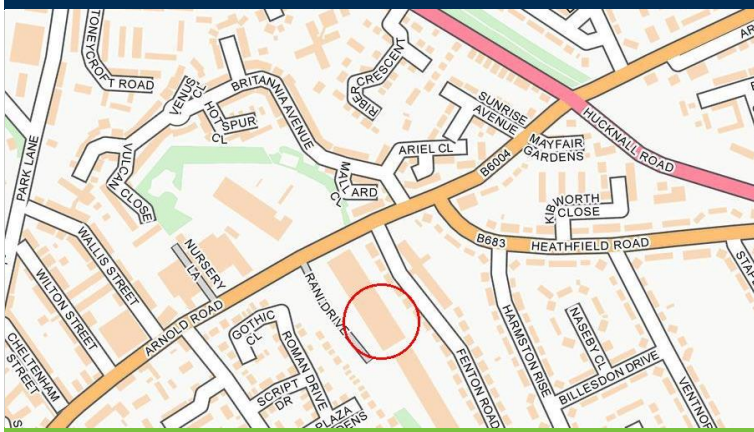
- 4.6m eaves height (15 ft)
- No VAT on rent
- Secure car parking
- Secure yard
- New lease available
- Good quality offices
- Electric roller shutter door
- Site CCTV
- 14 parking spaces

TO LET



NG Chartered Surveyors
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NG
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Location

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

The location affords easy access to the A610 Nuthall Road which joins the M1 at J26 north at the A6514 outer ring road. The premises form part of the successful Rani Drive Business Park development.

The Property

The property is of steel portal framed construction with brick/block work elevations surmounted by profile steel sheet cladding under a similarly clad pitched roof incorporating 5% translucent sky light 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 (for approx. 14 cars)
- 4.6m eaves (15 ft)

Accommodation

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

	sq m	sq ft
Warehouse	606	6,522
Ground floor office	57	613
First floor office	52	560
Total GIA	715	7,695

Additional Space

The landlord is able to offer additional warehousing of approximately 1,800 sq ft which would take the total GIA of the unit up to approximately 9,500 sq ft. Interested parties are advised to contact the sole marketing agents.

EPC

The property has an EPC rating of 78 which falls within Band D.

Services

All mains services are available and connected. Electricity and water are self-contained. The gas supply is sub-metered from the main warehouse unit. NG cannot provide any guarantees with regard to connectivity or capacity.

Town and County Planning

The property benefits from storage and distribution use which falls into Class B1/B8 of the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to contact Nottingham City Council Planning Department (Tel. 0115 876 4447) to ensure their intended business activities are lawful.

Business Rates

Charging Authority:	Nottingham City Council
Description:	Warehouse & premises
Rateable Value:	£24,750
Period:	2019/20

Tenure

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

Rent

£41,000 per annum exclusive payable quarterly in advance on the usual quarter days.

This rent excludes the additional warehouse space.

VAT

VAT is not applicable to the rent.

Service Charge

£2,500 per annum exclusive.

Legal Costs

The ingoing tenant will be required to contribute £1,000 plus VAT towards the landlords legal costs incurred in documenting the transaction.

PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be 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. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.

Subject to contract

Viewing: By prior appointment with the sole agents:



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