

Secure Warehouse with Quality Offices

646 sq m (6,950 sq ft)

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

To Let



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



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Nottingham, NG5 1RF

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.

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

£29,750 per annum exclusive payable quarterly in advance on the usual quarter days.

VAT

VAT is not applicable to the rent.

Legal Costs

The incoming tenant will be required to contribute £700 plus VAT towards the landlords legal costs incurred in documenting the transaction.



Viewing

Strictly by prior appointment with the joint sole agents.

NG - Sunny Landa
T: 0115 989 7091
E: sunny@ng-cs.com

NG - Henry Henson
T: 0115 989 7093
E: henry@ng-cs.com

Lambert Smith Hampton – Sean Bremner
T: 0115 976 6604
E: sbremner@lsh.co.uk

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: SL/RKM/7059 03.07.12

Energy Performance Certificate

Non-Domestic Building



Unit 5a
DB House
Rani Drive
NOTTINGHAM
NG5 1RF

Certificate Reference Number:
0820-0632-8179-9594-6002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **78** This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	654
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	76.68

Benchmarks

Buildings similar to this one could have rating as follows:

21 If newly built

57 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.