

# Light Industrial Unit with Quality Offices

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

Immediately  
Available

## Heated Warehouse 641 sq m (6,900 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



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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	523	5,629
Ground floor office	59	635
First floor office	59	635
<b>Total GIA</b>	<b>641</b>	<b>6,900</b>

## 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 neighbouring 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.

## 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.

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### Subject to contract

Viewing: By prior appointment with the sole agents:



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