

**MATHER
JAMIE**
01509 233433

**Unit 31 Nottingham & South Wilford
Industrial Estate
Nottingham
NG11 7EP**

TO LET
£29,650 pax



Warehouse/Industrial Unit

500.71 sq m (5,390 sq ft)

LOCATION

The property is situated on an established industrial estate fronting Wilford Lane in West Bridgford.

The estate is located off the A52 trunk road approximately 3 miles from Nottingham City Centre. The unit has good access to the M1 motorway via the A453 trunk road which joins Junction 24.

The NET tram extension which links Clifton Park and Ride with Nottingham Train Station is also within walking distance.

The property's location is shown on the plan within these particulars.

DESCRIPTION

The property is an end terraced warehouse unit of brick and block construction with internal two-storey office accommodation.

The property benefits from a sliding concertina loading door, solid concrete floor and eaves of approximately 5.75 meters. There is also the added security of electric roller shutters over the ground floor windows and doors.

Internally the warehouse benefits from a gas blower heater, translucent roof lights and hanging LED lighting.

The offices benefit from suspended ceiling with inset LED Cat II lighting, UPVC trunking and also heating and cooling air conditioning.

Externally there is a dedicated surface loading yard and ample car parking.

ACCOMMODATION

Warehouse	449.96 sq m	4,843 sq ft
Office	50.75 sq m	546 sq ft
Total GIA	500.71 sq m	(5,390 sq ft)

TENURE

The property is available on a new lease for terms to be agreed.

RENT

£29,650 (twenty nine thousand six hundred and fifty pounds) per annum exclusive.

SERVICE CHARGE

There is a service charge applicable for — details available on request.

BUSINESS RATES

Local Authority: Rushcliffe Borough Council
Period: 2019/2020
Rateable Value: £22,500

LEGAL COSTS

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

VAT

VAT will be charged on the rent.

EPC

The property has an Energy Performance Rating of 110 within Band E — a copy of the certificate is available on request.

PLANNING

We understand the premises have established planning consent under Class B1/B8 of the Town & Country Planning (Use Classes) Order 1987.

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations