



Unit 1, Queens Court, Lenton Lane, Nottingham, Nottinghamshire NG7 2AX

Commercial/Trade Counter Unit

- ▶ **Commercial unit with retail frontage suitable for trade counter use (subject to planning)**
- ▶ **Prominent unit in established location with nearby occupiers including Screwfix, Tile Giant and B&Q**
- ▶ **2,452 sq ft (227.8 sq m)**
- ▶ **Excellent Transport Links to A453 & A52**

For enquiries and viewings please contact:



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Location

Forming part of the Queens Drive Industrial Estate off Queens Drive, the property is located in one of Nottingham's most popular industrial hotspots, within a moments access of the centre of Nottingham and Ring Road. The A453 gives access to J24 of the M1 and quick access to J25 and J26.

Description

The property comprises of a trade counter unit, with a large glass frontage, with a kitchenette and WC. The industrial space can be found at the rear.

The property benefits from 3 phase power. Internally there is a suspended ceiling, with CAT 2 lighting and a mono pitched roof.

The unit also comes with ample parking.

Accommodation

	Sq M	Sq Ft
Ground	227.8	2,452
Total	227.8	2,452

Measurements are quoted on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

Planning

We have reviewed the planning history for the property which currently has a planning use for a plant tool hire depot (sui generis) under planning reference 13/01486/PFUL.

However alternative uses may be permitted and interested parties are advised to liaise with the local planning authority.

Business Rates

Rateable Value: £14,000 per annum.

Property Description: Office & Premises.

Rent

Offers sought in the region of £23,000 per annum.

Service Charge

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

VAT

All figures are quoted exclusive of VAT, which we understand is payable at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises has an EPC assessment of D.

Viewings

Viewings are by appointment with Innes England.

Date Produced: 06-Dec-2018



