

MUSSON LIGGINS




NOTTINGHAM

UNIT 8 £900,000 FOR SALE

1,060.8M² (11,419 Ft²)

Industrial/Office
Investment Sale

 Unit 8,
Nottingham South &
Wilford Industrial Estate
NG11 7EP

 0115 941 5241

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 mussonliggins.co.uk

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GENERAL DESCRIPTION

An investment sale comprising two adjoining industrial/office units arranged over two floors.



FEATURES

- ▶ FULLY TENANTED
- ▶ PASSTING RENT: £64,300
- ▶ ASKING PRICE: £900,000



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LOCATION

The property is located within Nottingham South and Wilford Industrial Estate, a well-established commercial area positioned just off Ruddington Lane (B679). The estate benefits from convenient access to Nottingham's outer ring road (A52/A453), providing strong links to the wider city and regional road network.

The surrounding area comprises a mix of industrial, trade counter and commercial occupiers, with local amenities available nearby in Wilford and along the A453 corridor. The Clifton Tram Line runs close to the estate, with Wilford Village and Ruddington Lane tram stops situated within walking distance, offering direct public transport connections into Nottingham city centre.

Nottingham South and Wilford form part of the wider West Bridgford and Clifton catchment area to the south of Nottingham. The city centre lies approximately 3 miles to the north-east, while Junction 24 of the M1 Motorway is accessible via the A453, providing enhanced connectivity across the region.

DESCRIPTION

The subject property comprises two adjoining industrial/office units arranged over ground and first floors, forming part of the established Nottingham South & Wilford Industrial Estate. Both units are fully let, offering an attractive investment opportunity.

Unit 8a provides a combination of office accommodation and workshop/storage space. The ground-floor areas comprise storage, workshop and ancillary accommodation, together with roller shutter loading access. The first floor predominantly provides for office accommodation with some mezzanine storage.

Unit 8b provides for a well maintained warehouse with roller shutter access. Externally, the property benefits from forecourt parking and loading provision directly to the front of the units, with gated access from the estate road.

Unit 8	M ²	Ft ²
8A	853.40	9,186
8B	207.45	2,233
Total Accommodation	1,060.85	11,419





PLANNING

We understand that the property has Planning Consent for its existing use. For further information on planning and use, please contact Nottingham City Council Planning Control Department.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

TENURE/INCOME

Unit 8a is let to Marlowe Fire & Security Limited under the terms of a Full Repairing and Insuring lease expiring in December 2026 at an annual rent of £47,800. Note: Marlowe Fire & Security Limited have recently been acquired by Mitie Group Plc.

Unit 8b is let to City Fibre Limited under the terms of a Full Repairing and Insuring lease expiring in February 2041 at an annual rent of £16,500. The Tenant has the right to Break at any point from February 2031. The rent review pattern is every 5 years and is index linked.

TERMS

The premises are available For Sale on a Freehold basis subject to the occupational tenancies.

PRICE

£900,000 (Nine Hundred Thousand Pounds)

SERVICES

We understand that electricity and water are connected to the premises however we recommend that interested parties contact the relevant service providers to confirm this.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

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

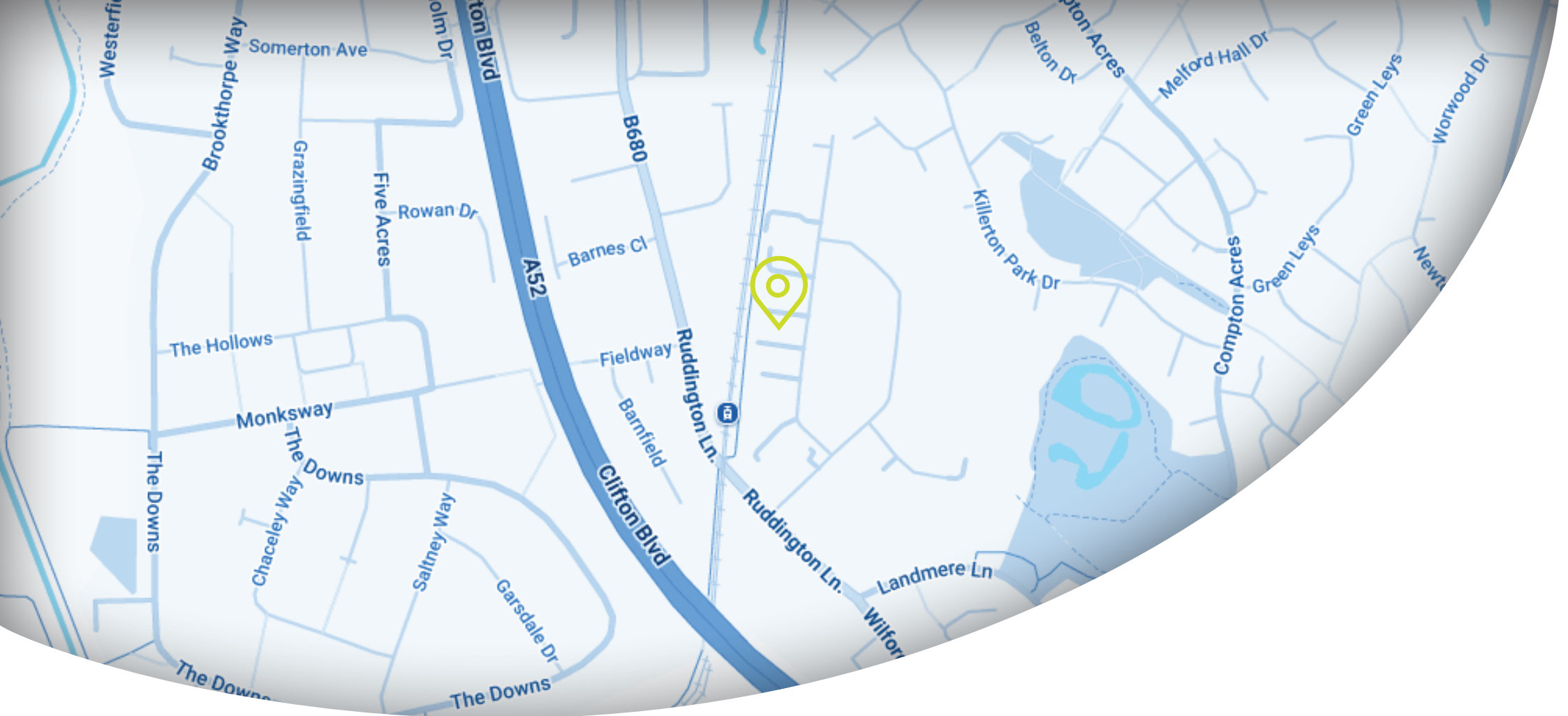
VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

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MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

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Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



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