

# High Calibre Trade Counter Unit

Unit 1, Giltbrook Industrial Park, Tannery Road, Giltbrook, Nottingham NG16 2WP

Self contained warehouse in popular trade counter location

**302 sq m (3,251 sq ft)**

## FOR SALE / TO LET

- Established location
- High quality finish throughout
- Modern specification
- 6.5m clear height internally
- 35KN/m<sup>2</sup> floor loading
- 10% roof lights
- Close to J26 of the M1
- Three phase electricity
- Strategically located industrial estate



**VIEWING HIGHLY RECOMMENDED**



**NG Chartered Surveyors**

Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG





## LOCATION

The property is located on Giltbrook Industrial Park, a strategic and sought-after location being within close proximity to J26 of the M1 motorway.

Giltbrook Industrial Park includes a range of occupiers including Auto Glass, Screwfix and Aston and Fincher and is adjacent to the popular Giltbrook Shopping Park with retailers such as IKEA, Boots and Starbucks.

## DESCRIPTION

The property is a light industrial unit of steel portal frame construction with full height insulated composite cladding panels and 10% roof lights. The subject premises also have first floor glazing for retro office installation.

Internally, the property comprises good quality warehousing with a trade counter. The warehouse consists of a 35KN/m<sup>2</sup> floor loading and 6.5m clear height, with access to the warehouse by means of an up and over manual door (4.2m x 4.5m).

There are 6 car parking spaces demised to the unit.

## ACCOMMODATION

The property has the following approximate gross internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

Accommodation	sq m	sq ft
Warehouse	239	2,573
Offices	63	678
<b>Total</b>	<b>302</b>	<b>3,251</b>

## SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## EPC

An EPC is available upon request. For further details please contact the marketing agents.

## TOWN & COUNTRY PLANNING

The property has an established use under Class B2 and B8 (Commercial, Business & Services) of the Town & Country Planning Use Classes Order 2020.

## BUSINESS RATES

Charging Authority:	Broxtowe Borough Council
Description:	Warehouse & premises
Rateable Value:	£13,250
Period:	2021/22

## TENURE

The property is available either to let by way of a new full repairing and insuring lease for a term of years to be agreed or, alternatively, consideration will be given to a sale of the freehold.

## RENT

On application.

## PRICE

Offers in excess of £375,000.

## VAT

VAT is applicable at the prevailing rate.

## OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, in the event of a freehold sale, two forms of I.D. and confirmation of the source of funding will be required from the successful purchaser.

### SUBJECT TO CONTRACT

Viewing by prior appointment only

Ellis Cullen

0115 989 7092  
ellis@ng-cs.com

Sunny Landa

0115 989 7091  
sunny@ng-cs.com



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