

# Robin Hood Industrial Estate

Nottingham, NG3 1GE

Suitable for  
B1 &  
B8 Uses

## High Quality City Centre Light Industrial Units

309-354 sq m (3,326-3,812 ft)

- Less than 0.5 miles from the city centre
- Secure site
- 6m eaves
- Undergoing full refurbishment
- Self-contained car parking
- New leases available

### TO LET



NG Chartered Surveyors  
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## Location

The Robin Hood Industrial Estate is located less than 0.5 miles from Nottingham city centre and the ring road. It has excellent access to all major arterial roads around the city.

## Robin Hood Industrial Estate

This centrally located estate offers a range of good quality industrial units with integral office accommodation. All units are undergoing full refurbishment and will benefit from an excellent specification to include brand new lighting and electric roller shutter doors. The units are all of steel portal framed construction with elevations of brick/blockwork with profile steel cladding. Each unit has its own demised parking.

## Key Features

- Undergoing full refurbishment
- Dedicated forecourt parking
- 6m to underside of eaves
- Level access loading doors
- Fitted with heating and lighting

## Accommodation

Unit	sq m	sq ft
Unit 1	309	3,326
Unit 15	348	3,745
Unit 16	354	3,812

## Service Charge

A service charge is levied to cover common area maintenance. Further information is available upon request.

## Business Rates

Charging Authority: Nottingham City Council  
Description: Warehouse & premises

Unit	Rateable Value
Unit 1	£12,750
Unit 15	£16,750
Unit 16	£12,500

## Tenure

The units are available by way of a new full repairing and insuring lease. The lease will be contracted outside the Landlord & Tenant Act 1954 and will not be for more than 5 years term certain.

Unit	Rent
Unit 1	£21,700 per annum
Unit 15	£24,400 per annum
Unit 16	£24,800 per annum

All rents are quoted exclusively of VAT, Business Rates, utilities, service charge and any other outgoings.

## VAT

The rent and service charge are subject to VAT charged at the prevailing rate.

## Legal Costs

It is the landlord's policy that the incoming tenant provides an undertaking for the landlord's costs incurred in documenting the transaction. These funds are held on account and only used if the incoming tenant fails to progress the transaction. If the transaction proceeds to completion, each party will bear their own costs.

## Subject to contract

Viewing: By prior appointment with the sole agents:



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