# **Robin Hood Industrial Estate**

Suitable for Boyses

Nottingham, NG3 1GE

# **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**

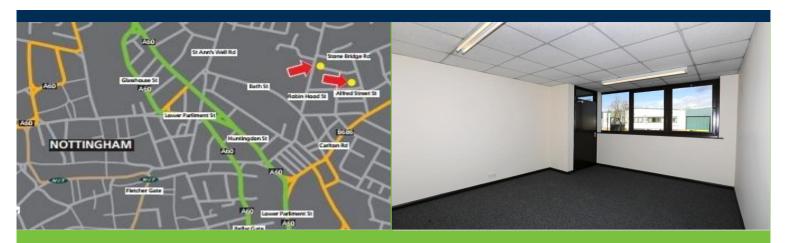












#### Location

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:



## Ellis Cullen

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#### Sunny Landa

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is a based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photographs are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. S. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely tomatch any expectations you may have of the property. 7. Information on Town and Country Planni