

# Robin Hood Industrial Estate

Nottingham, NG3 1GE

New to the  
Market

## City Centre Warehouse/Workshop Unit Between 3,280 – 3,326 sq ft available

- Less than 0.5 miles from the city centre
- Secure site
- New lease available
- Self-contained car parking

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.

## The Property

The estate offers 16 units in total.

All units are of steel portal frame construction with elevations of brick/block work with profiled steel cladding.

The units provide well-presented open warehouse/workshop space, with integral office and administration areas.

## Key Features

- Recently refurbished
- 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 12	<b>Under Offer</b>	-

## 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 12	<b>Under Offer</b>

## Tenure

The units 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.

## Rent

Unit	Rent
Unit 1	£21,700 per annum
Unit 12	<b>Under Offer</b>

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.

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## Subject to contract

Viewing: By prior appointment with the sole agents:



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