

Self-contained & Fully Air-Conditioned Offices

62 - 84 sq m (670 – 904 sq ft)

Riverbank Business Park, Whatton-in-the-Vale, Nottinghamshire, NG13 9FX

To Let



- Suitable for a variety of uses
- Immediate access to the A52
- Fully air conditioned
- Ample on-site parking



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Location

The scheme is located on Old Grantham Road, on the edge of Whatton-in-the-Vale village. This rural position provides quick access to the A52 Nottingham to Grantham road, a short distance from its junction with the newly dualled A46, which in turn provides access to both the M1 and A1.

The Scheme

The estate has been designed to ideally suit small to medium sized companies looking for an attractive working environment.

Unit 1B is located on the ground floor and is open plan and air conditioned. It shares a communal kitchenette and disabled WC with the first floor occupiers.

Unit 4A is located on the first floor and is open plan and air conditioned. It shares a communal kitchenette and disabled WC with the ground floor occupiers.

Accommodation

The units have the following approximate floor area:-

Unit 4A (First Floor):	84 sq m	(904 sq ft)
Unit 1B (Ground Floor):	62 sq m	(670 sq ft)

Town & Country Planning

The scheme has consent for use as offices under Class B1(a) (Business) of the Town & Country Planning (Use Classes) Order 1987.

Rates

The rateable value for the First Floor of Unit 4A is £7,800. The rateable value for Unit 1B is £5,800. Subject to eligibility the incoming tenant is likely to benefit from Small Business Rates Relief. Please contact the marketing agents for further information.

Terms

Each unit is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

Unit 4A (First Floor):	£10,200 per annum inclusive
Unit 1B (Ground Floor):	£ 8,400 per annum inclusive

The rent includes buildings insurance, water bills, service charge and electric bills assuming standard office use.

Rent is payable quarterly in advance on the usual Quarter Days by Bankers Standing Order.

Service Charge

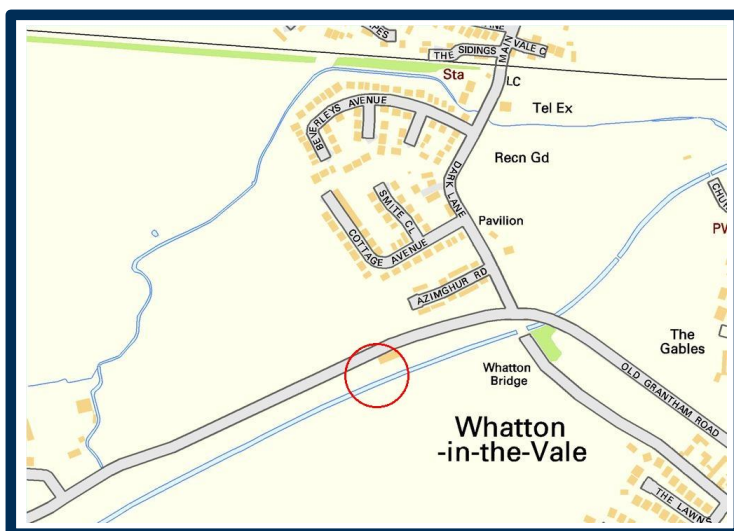
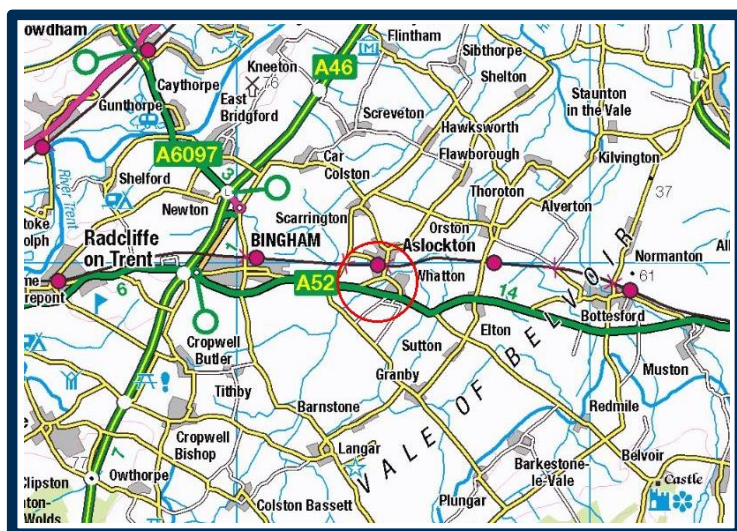
The service charge is inclusive within the rent.

VAT

VAT will be payable in addition to the rent, charged at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.



Viewing

Strictly by prior appointment
with the joint sole agents.

NG: Ellis Cullen
T: 0115 989 7097
E: ellis@ng-cs.com

NG: Sunny Landa
T: 0115 989 7091
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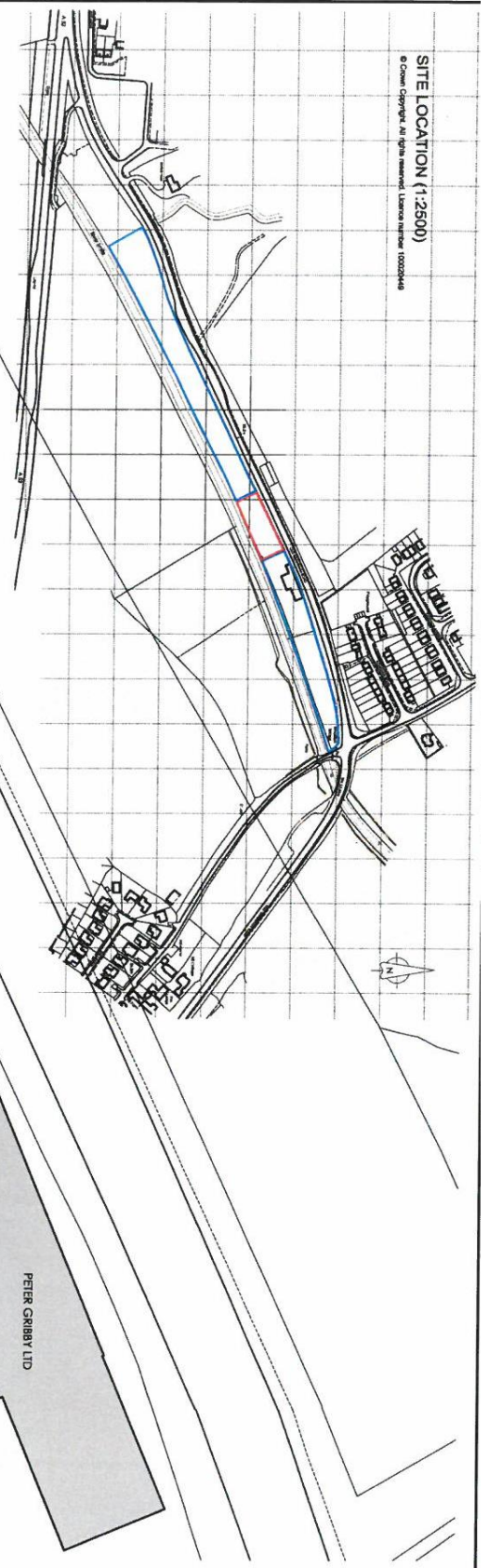
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SUBJECT TO CONTRACT

Ref: SL/RKB/7461 11.12.19

SITE LOCATION (1:2500)

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SITE LAYOUT (1:200)

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SITE LAYOUT

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