

TO LET - WAREHOUSE/INDUSTRIAL UNIT

UNIT 3 CENTURION WAY, RIVERSIDE BUSINESS PARK, NOTTINGHAM, NG2 1RW



Key Highlights

- Newly refurbished.
- Prime business park location with excellent road communications.
- Unit 4 also available (inset).
- Secure gated yard.

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Location

The unit is located on Centurion Way within the well established Riverside Business Park, 2.5km south west of Nottingham City Centre. The Riverside Business Park was developed by Wilson Bowden plc and is one of Nottingham's most sought after business park locations.

The Property

The property comprises a modern semi detached warehouse/industrial unit fronting onto a secure gated yard.

The building is of a steel portal frame construction with cavity brick and blockwork elevations surmounted by plastisol coated lined and insulated steel cladding under a similarly clad roofs.

Service access is provided by an electronically operated full height sectional loading door to the front elevation.

The unit has a solid concrete floor slab throughout and a clear height to the underside of the eaves of approximately 5.5m (18').

The unit has been subsequently fitted out by the previous tenant to include:

- Heavy duty polyurethane floor screed.
- Fully white walled.
- Air conditioning/chillers.
- Positive air system.
- Two fully fitted kitchens.
- Suspended ceilings with recessed LED lighting panels.
- Wall mounted electric heaters.
- First floor storage and offices.
- Fire detection and alarm system.

The above tenant's fit out can be removed in whole or part, on behalf of the ingoing tenant.

Externally, the service yard is concrete surfaced and shared with the adjacent occupier, with approximately 12 dedicated car parking spaces, with scope to increase.

Accommodation

Measured on a gross internal basis in accordance with the RICS Code of Measuring Practice, the unit has the following floor areas.

AREA	SQ M	SQ FT
Ground Floor	475	5,111
First Floor	95	1,023
Total	570	6,134

Services

Mains supply of gas, electricity, water and sewage are available and connected to the unit.

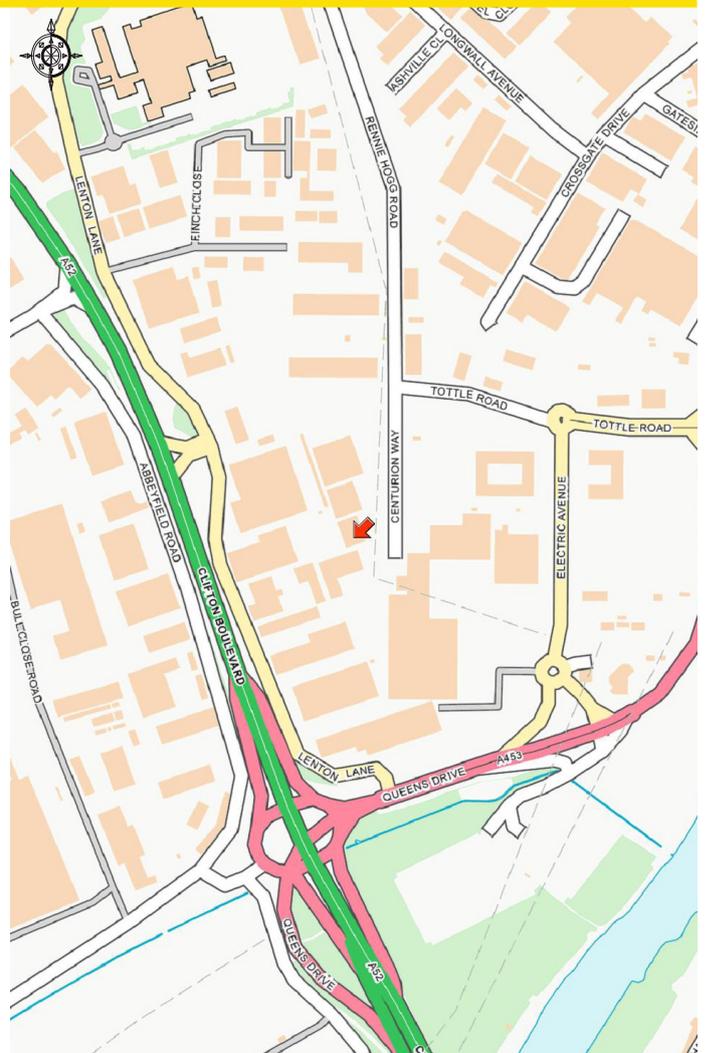
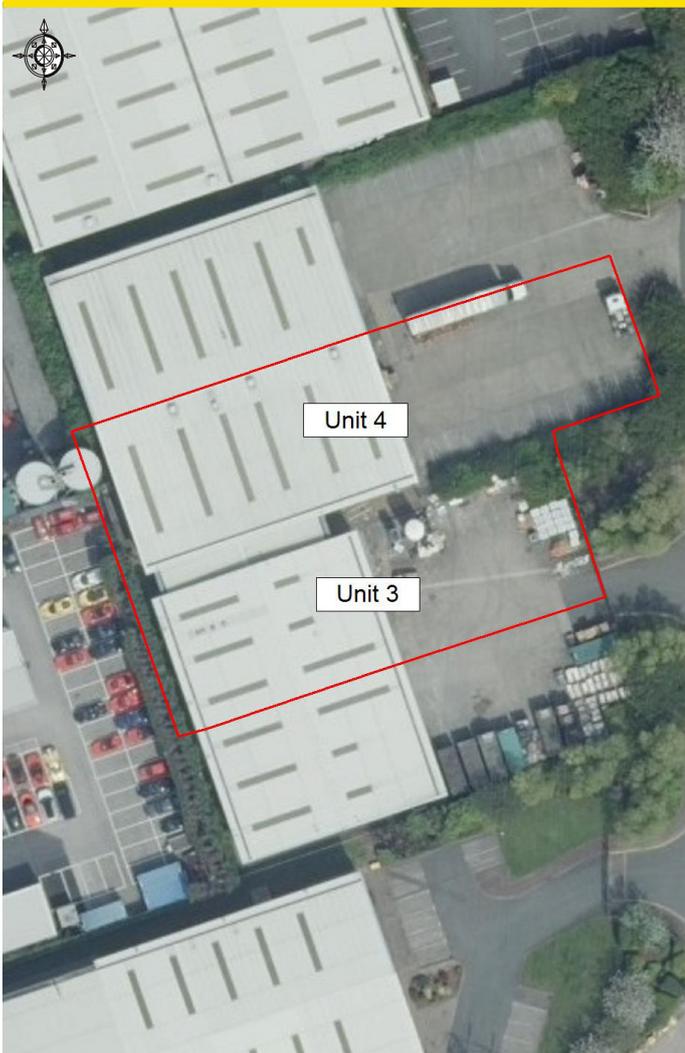
Planning

B1 Light Industrial and B8 Storage and Distribution (to include trade counter)

Terms

The unit is available on full repairing and insuring lease terms.





Rent

£6.00 per sq ft, exclusive.

EPC

The unit has the following EPC Ratings:

Unit 3	D96
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Business Rates

Unit 3	Rateable Value	£24,000
	Rates Payable 2018/2019	£11,520

VAT

VAT will be charged at the prevailing rate.

Legal Costs

Each party are advised to bear their own legal costs in connection with this transaction.

Viewing & Further Information

Strictly by appointment only with the Sole Agent, Savills.

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