

# Industrial/Warehouse Unit

**937.7 sq m** (10,092 sq ft)

125 Park Lane, Basford, Nottingham, NG6 0DT

**To Let / May Sell**



- New lease available
- 7m eaves
- Integral two storey office block
- Secure on-site parking



## Industrial/Warehouse Unit

125 Park Lane, Basford, Nottingham, NG6 0DT

### Location

The property is located on Park Lane, Basford, approximately 2.5 miles north-west of Nottingham city centre. The location provides excellent access to the city centre, the inner ring and ultimately to J26 of the M1. Access is off the A611 Hucknall Road via Kersall Drive and St Albans Road.

### The Property

The Property sits within a fully secure shared site totaling some 1.3 acres and is a detached steel framed workshop built in the 1970's with elevations of asbestos paneling under a similarly clad roof. Access to the factory is by means of two roller shutter doors being 4.6m in height. The unit has an eaves height of approximately 7.3m and is fitted with an integral recently decorated two storey office and administration block providing a reception office, two private offices, WCs to the ground floor and a suite of private offices at first floor level.

### Accommodation

Measured on a gross basis the accommodation has the following areas:-

Ground floor factory:	618.9 sq m	(6,662 sq ft)
Ground floor offices:	159.4 sq m	(1,715 sq ft)
First floor offices:	159.4 sq m	(1,715 sq ft)
<b>Overall GIA:</b>	<b>937.7 sq m</b>	<b>(10,092 sq ft)</b>

### EPC

The property has an EPC rating within Band E.

### Rates

<b>Charging Authority:</b>	Nottingham City Council
<b>Description:</b>	Workshop and premises
<b>Rateable Value:</b>	£29,750
<b>Period:</b>	2019/2020

### Lease

The property is available by way of a new full repairing lease for a term of 5 years.

### Rent

**£45,000 per annum.** Rent is payable quarterly in advance on the usual Quarter Days by bankers Standing Order.

### Price

The long leasehold interest in the property is available to purchase. Offers in excess of **£450,000** will be considered.

### Our Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful purchaser.

### Service Charge

A nominal service charge is levied in respect of landscaping and common area maintenance based on a percentage of the floor area occupied. Further information is available upon request.

### VAT

VAT is applicable to the rent/price and service charge at the prevailing rate.

### Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the transactions.



### Viewing

Strictly by prior appointment  
with the sole agents.

Richard Sutton  
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E: richards@ng-cs.com

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**SUBJECT TO CONTRACT**

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