

CASH AND CARRY WAREHOUSE



TO LET

UNITS 6/7 WHITEMOOR COURT, NUTHALL ROAD, NOTTINGHAM, NG8 5BY

Total Gross Floor Area: 747.58 sq m 8,047 sq ft

- Convenient city location close to the Inner Ring Road and J26, M1 Motorway.
- Popular and established industrial estate location near Plumb Centre.
- Forecourt customer parking with roller shutter door access.
- To Let: £34,000 pax.

savills.co.uk
0115 934 8050

9 Fletcher Gate
Nottingham
NG1 1QQ



UNITS 6/7 WHITEMOOR COURT, NUTHALL ROAD, NOTTINGHAM, NG8 5BY

LOCATION

The property occupies a strategic location just off Nuthall Road, a main arterial road leading into Nottingham from Junction 26 of the M1 Motorway. The property is also situated close to the Inner Ring Road making the location ideal for companies who operate in and around Nottingham and the East Midlands.

DESCRIPTION

The property comprises a single storey industrial unit of steel portal framed construction providing a rectangular shaped unit which has been used as a cash and carry warehouse with ancillary offices.

The specification includes painted concrete floors, concrete block elevations, gas fired warm air blowers (not tested) and with good levels of natural light from the combination of scattered translucent roof lights and suspended florescent strip lighting. The unit has a minimum clear working eaves height of approximately 3.71 metres rising to a maximum of 4.23 metres.

Externally, there is ample loading, parking and circulation space.

ACCOMMODATION

The property has been measured on a gross internal basis and all figures quoted are for guidance purposes only.

Description	Sq m	Sq ft
Cash & Carry Warehouse	747.58	8,047

BUSINESS RATES

Description: Warehouse and Premises

Rateable Value - £22,750

TENURE

The property is held on a 21 year lease from 20 September 1997 on an internal repairing basis with rent reviews at 3 yearly intervals at a current annual rent of £34,000 per annum.

The tenant constructed approximately 1,300 sq ft of new space for which no rent is chargeable under the lease. The tenant is entitled to 21 years rent free enjoyment of this accommodation following its completion.

The tenant is seeking to assign the balance of the existing lease. Further details regarding the basis of a proposed letting is available from the marketing agents.

RENT

£34,000 per annum exclusive

VAT

The position with regards to VAT is to be clarified by the tenant's solicitor.

LEGAL COSTS

The ingoing tenant is to be responsible for the current tenant's legal costs and the legal costs of Nottingham City Council (the Landlord).

SAVILLS LICENCE

NOTE - Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office.

(c) Crown copyright licence number 100024244 Savills (L&P) Limited

NOTE - Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed.

VIEWING

Strictly by appointment with the Joint Agents.

Paul Giles pgiles@savills.com 0115 934 8050
Simon Nabarro info@nabarromcallister.co.uk 0113 266 7666



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
 Figures quoted in these particulars may be subject to VAT in addition.

Compiled: May 2011