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.
- Forecourt customer parking with roller To Let: £34,000 pax. shutter door access.
- Popular and established industrial estate location near Plumb Centre.

savills.co.uk 0115 934 8050 9 Fletcher Gate Nottingham NG1 1QQ





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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).

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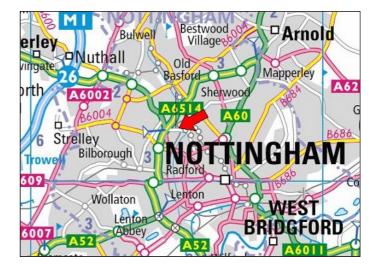
VIEWING

Strictly by appointment with the Joint Agents.

Paul Giles

pgiles@savills.com 0115 934 8050 info@nabarromcallister.co.uk0113 266 7666





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