

FOR SALE

Part let investment suitable for owner
occupier & investors

1,488.84 m² (16,026 ft²)



01509 233433

Harris House
Moorbridge Road
Bingham
NG13 8GG

LOCATION

Developed in 2003 the subject property is located on Moorbridge Industrial Estate situated to the north of Bingham with superb access to the A46 dual-carriageway providing swift road links to Nottingham to the east, Newark to the north, Leicester and Loughborough to the south and Grantham to the west via the A52.

The location has significantly been enhanced by the relatively recent dualling of the A46 providing very good communication both north and south. Bingham also has a mainline railway station within the village.

The property's location is shown on the plan within these particulars.

DESCRIPTION

Modern steel portal frame warehouse and high quality offices on self-contained site of approximately 0.59 acres. The premises is designed to be split or occupied as a single occupier providing open plan warehouse and office together with four self-contained office suites.

The warehouse benefits from internal clearance to eaves of approximately 6.85 metres, solid concrete flooring, shutter loading access door beneath pitched profile clad roof incorporating 10% translucent light panels. The warehouse has a self-contained office incorporating two WC's and kitchen and its own dedicated entrance.

The remainder of the accommodation has been divided into four self-contained predominantly open plan office suites each benefiting from male and female WC's and kitchen facility, two office suites at ground floor and two office suites at first floor. The offices have a mixture of surface mounted and inset Cat 2 lighting, gas central heating with air conditioning in part to the first floor offices.

ACCOMMODATION

Ground Floor		
Warehouse	436.4 m ²	(4,697 ft ²)
Office	107.38 m ²	(1,156 ft ²)
Total	543.78 m²	(5,853 ft²)

Entrance to first floor office	49.41 m ²	(532 ft ²)
Office (Turton)	160.04 m ²	(1,723 ft ²)
Office (vacant)	215.04 m ²	(2,315 ft ²)
Total	968.77 m²	(10,428 ft²)

First Floor		
Office (Allseas)	201.59 m ²	(2,170 ft ²)
Office (Central Source)	318.48 m ²	(3,428 ft ²)
Total	520.07 m²	(5,598 ft²)

Total Gross Internal Area	1,488.84 m²	(16,026 ft²)
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TENURE

The warehouse and office will be available with vacant possession at the date of sale.

The central ground floor entrance and first floor offices currently used by the vendor (Central Source) will be held on a 1 year lease at an annual rental of £35,000 per annum from date of sale.

The ground floor front office is currently vacant and available.

The first floor offices are currently let to Allseas at an annual rental of £19,000 per annum due to expire February 2019.

Turton currently occupy a ground floor office on a lease for a term of 5 years due to expire 30 September 2022 with 8 car spaces at an annual rental of £16,500.

SERVICE CHARGE

The three office suites occupied by separate users contribute on the following basis for electricity, gas and maintenance of boiler – 33.4% contribution to each. There is a separate electric supply to the warehouse and ground floor office. There is a single gas supply to the main space.

PRICE

£1,100,000 (one million one hundred thousand pounds).

BUSINESS RATES

Local Authority: Rushcliffe Borough Council
Period: 2018/2019
Rateable Value: TBC

LEGAL COSTS

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

VAT

VAT will not be charged on the sale price.

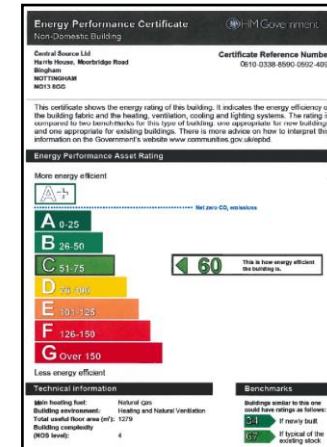
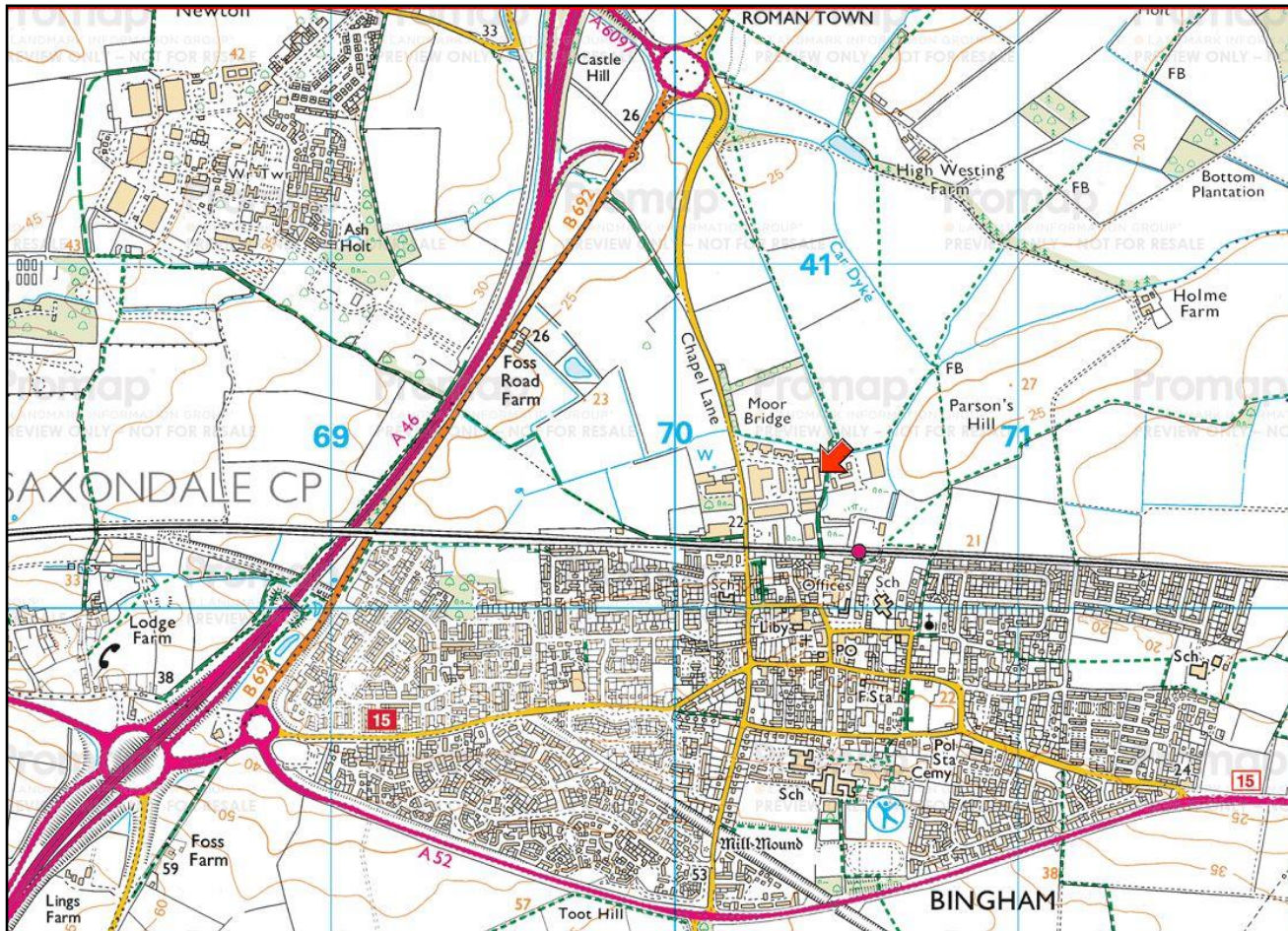
PLANNING

We understand the premises have authorised planning consent under Class B1/B8 of the Town and Country Planning (Use Classes) Order 1987.

CONTACT: Alex Reid MRICS
EMAIL: alex.reid@matherjamie.co.uk

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MATHER JAMIE

Chartered Surveyors

3 Bank Court, Weldon Road,
Loughborough, Leicestershire
LE11 5RF
tel: 01509 233433
fax: 01509 248900
email: sales@matherjamie.co.uk
website: www.matherjamie.co.uk



IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. Their accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given.
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations.