



Unit 6 Beacon Court
New Ollerton, NG22 9QL

TO LET - Unit 6 Beacon Court, New Ollerton, NG22 9QL



Unit 6 Beacon Court



Opportunity to take on this open plan Industrial Unit on the established Beacon Court.

- Established Industrial Estate
- Roller shutter door access
- Allocated parking
- Potential for 100% Small Business Rates Relief



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Location

The property is located on Beacon Court Industrial Estate which is an established Industrial Estate on the outskirts of the town of Ollerton. Situated on the edge of Sherwood Forest, Ollerton is a town in Nottinghamshire forming part of the civil parish of Ollerton and Boughton. Nearby towns include Mansfield, Worksop and Lincoln with road communications being good with the A6097 providing access to the A1 (M) and the A614 providing an arterial between Nottingham and the A1.

Description

This property comprises a mid terraced industrial unit of steel portal frame construction with brickwork infills. The property is accessed via a roller shutter door with a pedestrian access to the right hand side of this and there is allocated car parking to the front of the unit. Internally the property comprises an open plan industrial unit with WC facilities and mezzanine floor to the rear of the unit.

Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Industrial	97.63	1051

Guide Rental

£6,500 per annum exclusive

Tenure

The property is offered to let on an effective full repairing and insuring lease on terms to be agreed however a minimum term of three years is envisaged.

Business Rates

Rateable Value £3950

Qualifying occupiers may benefit from 100% Small Business rates Relief.

Services

Mains water, drainage and electricity are understood to be connected to the property. We must stress that none of these services have been checked.

Money Laundering

The successful Tenant will be required to submit information to comply with Money Laundering Regulations.

EPC

Energy Performance Rating D (95).

VAT

VAT is payable.

Viewings

Strictly by prior arrangement with the agent.



Approximate Travel Distances



Locations

- Mansfield (11 Miles)
- Retford (11 Miles)

Sat Nav Post Code

- NG22 9QL



Nearest Stations

- Worksop Train Station



Nearest Airports

- Doncaster Sheffield Airport

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