

New development of light industrial/warehouse units available immediately in Hucknall

164m² to 394m²
(1,765ft² to 4,262ft²)

- New build industrial units
- 7 metre eaves
- 3 Phase power and roller shutter doors
- Clear span industrial space to a shell finish
- Established industrial location
- Shared secure yard/forecourt with allocated car parking
- Electric car charging points
- Available immediately (built/ready)



TO LET



Location



Gallery



Video



Contact



Location

Whyburn Business Park is set close to the heart of Hucknall town centre on Wigwam Lane and within easy access of Tesco Superstore and Hucknall train station and tram stop providing easy access into Nottingham City Centre.

The property benefits from ready access to Junctions 26 and 27 of the M1 Motorway whilst remaining within a short drive of Nottingham's Ring Road.

Description

Whyburn Business Park comprises a brand new courtyard development of light industrial/warehouse units.

Phase 1 of the estate has been built as two terraces of industrial units with a large shared forecourt. The units provide the following specification:

- Steel portal frame construction
- Eaves height of 7 metres
- 3 Phase power
- Full height electric roller shutter doors
- Translucent roof lights
- Lighting (LED'S)
- Disabled WC block
- Separate glazed personnel door
- Clear span warehouse space
- Enough height to install a mezzanine floor
- Excellent turning circle in shared forecourt/yard
- Good car parking





Availability

Description	m ²	Ft ²
Unit 1	197	2,131
Unit 2	197	2,131
Unit 4	197	2,131
Unit 9	164	1,765

(This information is given for guidance purposes only)

Rent

The units are available at the following rentals:

Description	Rent
Unit 1	£17,100 per annum exclusive
Unit 2	£17,100 per annum exclusive
Unit 4	£17,100 per annum exclusive
Unit 9	£14,000 per annum exclusive

The rents are all based off £8 per sq ft.

EPC

The units have an EPC Ratings as follows:

Units 1 & 2 – B-29

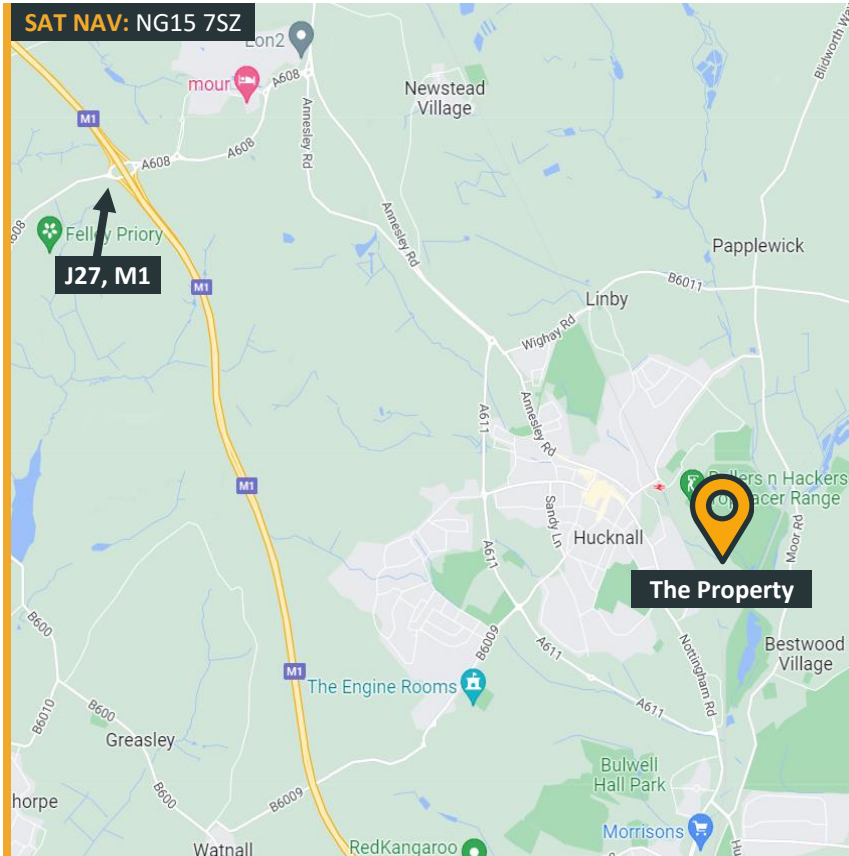
Units 4 & 9 – B-30

Site Plan



Unit Plans





Business Rates

The business rates will be assessed upon occupation. Guide figures can be provided by the agents.

VAT

VAT applies to rent and service charge due at the standard rate.

Service Charge

A service charge will be payable towards the upkeep and maintenance of the common areas of the estate. This currently runs at £1,445 plus VAT per annum per unit. David Brown Commercial are the management surveyors for this estate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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