

32 Meadow Road | Netherfield | Nottingham | NG4 2FR

## Workshop/warehouse space with offices and welfare facilities available to purchase

314.57m<sup>2</sup>  
(3,385ft<sup>2</sup>)

- Single storey warehouse space on ground floor
- Adjoining two storey offices
- High specification offices
- Excellent welfare facilities
- Mezzanine storage to the rear
- Sold with vacant possession
- Available Summer 2022



**FOR SALE**



Location



Gallery



Video



Contact



## Location

The property is located in the Netherfield area, a residential suburb of Nottingham, providing a number of local amenities.

Netherfield lies adjacent to the suburbs of Colwick to the southwest and Carlton to the northeast.

The property is located on Meadow Road which lies approximately 3 miles east of Nottingham City Centre via the A612 Daleside Road. The location is well serviced by public transport.

## Floor Areas

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	225.33	2,425
First Floor Offices	37.38	402
Mezzanine Floor	51.86	558
<b>Total GIA:</b>	<b>314.57</b>	<b>3,385</b>

(This information is given for guidance purposes only)

## Price

The property is to be sold freehold for:

**£250,000**

**(Two hundred and fifty thousand pounds)**



Break-Out Area



Kitchen



Office



## Description

The property comprises a single storey warehouse premises with adjoining two storey offices and rear stores at ground and first floor level. Internally the warehouse element provides predominantly storage accommodation with the following specification:

- Solid concrete floor
- Excellent lighting throughout
- Roof lights
- Electric roller shutter door to the front
- Gas fired warm air blower
- Male and female WC facilities (2 x 2 stalls)

There is a storage area to the rear of the ground floor warehouse facility with a mezzanine floor.

On the ground floor the office element provides two cellular offices and corridor leading to the stairwell and front door. The first floor provides staff welfare facilities and a break-out area. The general specification of the two storey offices include:

- Carpeted floors and perimeter trunking
- Suspended ceilings
- LED Lights
- Air conditioning system and gas fired central heating
- Fully fitted kitchen facility and first floor WC



## VAT

VAT applies to the purchase price at the standard rate.

## EPC

The EPC Rating for the property is C-70.

## Business Rates

From enquires of the VOA we understand the following:

**Rateable Value from April 2023: £8,300**

Small business rates relief should be applicable.

(This information is given for guidance purposes only)

## Further Information

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

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20/04/2022

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