

TO LET

ROSELAND BUSINESS PARK

A1, LONG BENNINGTON,
NOTTINGHAM, NG23 5FF

Open securely fenced and gated
concrete surfaced storage
land situated in the heart of secure
business park

10.55 ACRES (4.269 HA)

- IDEAL FOR ANY EXTERNAL STORAGE USE
- LEVEL AND HARD CONCRETE SURFACED
- SECURE AND GATED SITE
- LIGHTING AND POWER TO SITE
- 24 HOUR ON-SITE SECURITY/24 HOUR ACCESS
- DIRECT PRIVATE ACCESS TO A1

ROSELAND

B U S I N E S S P A R K

LOCATION

The property is set just off the A1 at Long Bennington and directly accessed from the A1 by a private road but also with additional access from Normanton Lane.

The site offers 24 hour manned security and 24 hour access with terrific access to the national road network.



DESCRIPTION

The site is level and hard concrete surfaced storage land suitable for a range of uses.

The specification for the property includes:

- Open storage land
- Secure site
- Self designated access
- Lighting and power to site
- Excellent transport links
- 24 hour on-site security/24 hour access

AREAS

The site extends to:

10.55 acres (4.269 ha)

(This information is for guidance purposes only)

RENT

The property is available to rent and we are quoting:

£237,500 per annum exclusive

(Two hundred and thirty seven thousand, five hundred pounds)

BUSINESS RATES

From enquiries of the Valuation Office website we understand the following:

Rateable Value from 1 April 2023: £38,521

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of South Kesteven District Council)

ROSELAND

B U S I N E S S P A R K



Postcode: NG23 5FF



VAT

We understand that VAT will be payable upon rent and service charge due.

SERVICE CHARGE

A nominal service charge will be levied upon the ingoing occupier for contribution towards the upkeep and maintenance of the common parts of the estate.

The service charge amount for 2023 is £45,595 and the annual insurance premium is £450.

FURTHER INFORMATION

For further information or to arrange a viewing please call, email or visit the website:



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www.roselandbusinesspark.co.uk