

TO LET

UNIT 14

ROSELAND
BUSINESS PARK

**A1, LONG BENNINGTON,
NOTTINGHAM, NG23 5FF**

**Good quality office and storage space
with extensive on-site
parking just off the A1**

440.3 SQM (4,739 SQFT)

- **GOOD QUALITY OFFICE AND STORAGE SPACE**
- **EXTENSIVE CAR PARKING**
- **RARE HYBRID OPPORTUNITY
(STORAGE AND OFFICE)**
- **HEATING AND LIGHTING THROUGHOUT**
- **KITCHEN AND WC FACILITIES**
- **24 HOUR ON-SITE SECURITY/24 HOUR ACCESS**



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

A rare opportunity to secure an office or hybrid unit. The building can be used purely for office accommodation or as a hybrid unit (office and storage/production/manufacturing).

The specification for the property includes:

- Mixture of office and simple storage space
- Solid concrete floors
- Lighting
- Ample natural light via double glazed windows
- Trunking throughout offices
- WC and Kitchen facilities
- Extensive car parking
- 2.5 metre eaves to storage element

FLOOR AREAS

From measurements taken on site we calculate the following Gross Internal Area:

440.3m² (4,739ft²)

(This information is for guidance purposes only)

RENT

The property is available to rent and we are quoting:

£38,000 per annum exclusive

(Thirty eight thousand pounds)

BUSINESS RATES

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

Rateable Value from 1 April 2023: £18,500

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

ROSELAND

BUSINESS PARK



Postcode: NG23 5FF



VAT

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

EPC

The property has an EPC Rating of C-52.

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 £1,297 and the annual insurance premium is £1,264.

FURTHER INFORMATION

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



Anthony Barrowcliffe
07557 972 008
anthony@fhp.co.uk

Tim Gilberton
07887 787 893
tim@fhp.co.uk



James Keeton
0115 960 461
james.keeton@m1agency.co.uk

Toby Wilson
07500 926 727
toby.wilson@m1agency.co.uk

This notice is being given by the Agents, on behalf of themselves and the vendors or lessors of the property. The notice serves as a general guide for prospective purchasers or tenants, but it does not constitute an offer or contract. The Agents cannot guarantee the accuracy of any of the information provided, including descriptions, dimensions, references to condition, necessary permissions, and other details. It is the responsibility of prospective purchasers or tenants to verify the accuracy of this information. The rents listed in this notice may be subject to VAT. The Agents will not be held liable for any errors or losses resulting from the use of this notice. The mention of any plant, machinery, equipment, services, fixtures, or fittings on the property does not imply that they are in good condition or capable of fulfilling their intended function. It is the responsibility of prospective purchasers or tenants to determine the suitability of these items for their needs. No employee of the Agents is authorized to make any representations, warranties, or contracts regarding the property. Designed and produced by Goldspink Creative, March 2023, 0071 020A Roseland Unit 14.

www.roselandbusinesspark.co.uk