

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





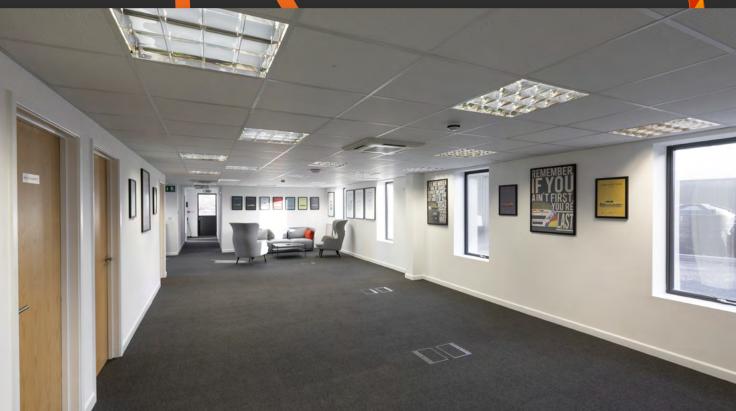
LOCATION

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

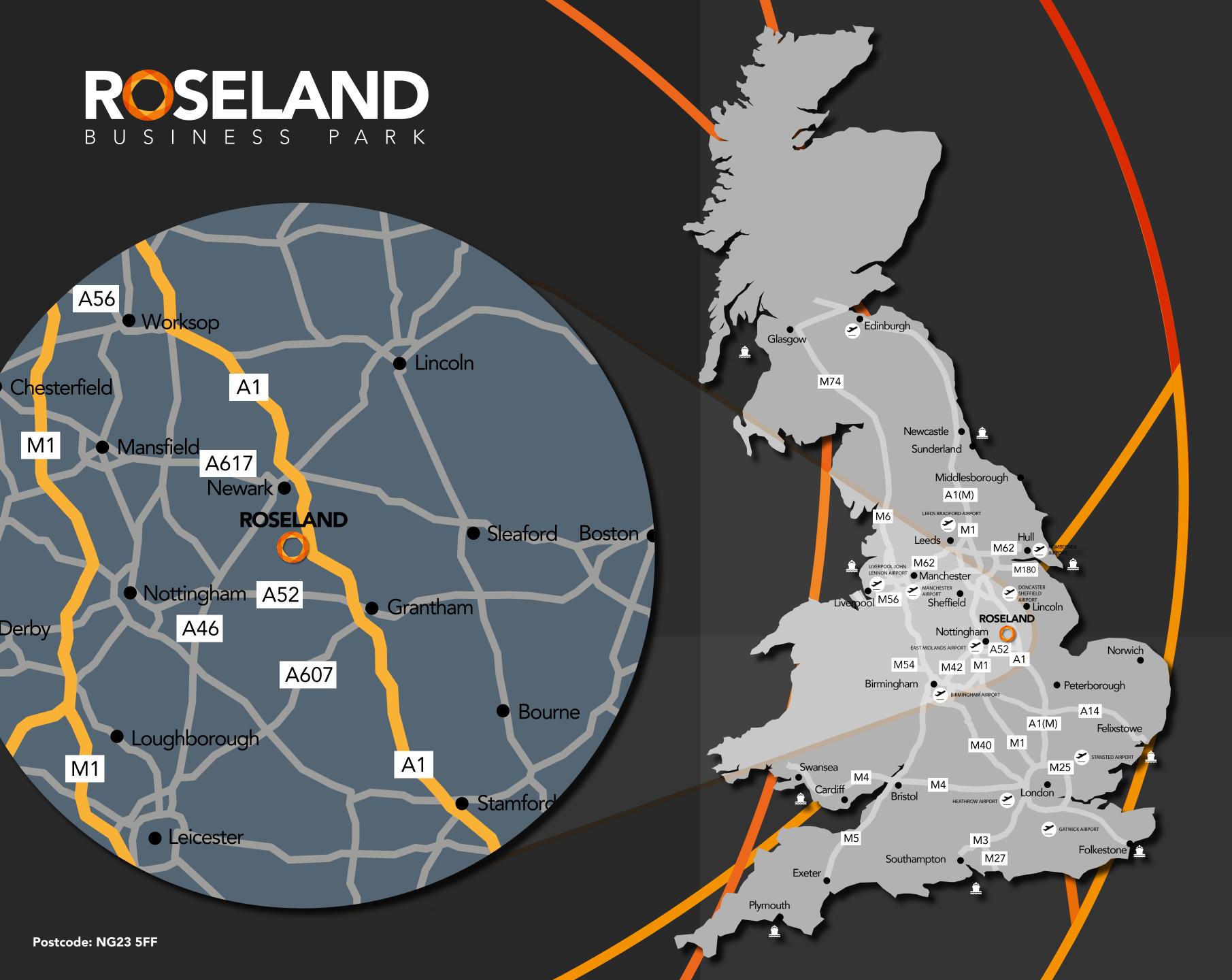
(Thirty eight thousand pounds)

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)



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:



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