TO LET UNIT 3A

ROSELAND BUSINESS PARK

A1, LONG BENNINGTON, NOTTINGHAM, NG23 5FF

Refurbished warehouse/production space with huge selfcontained yard/car parking

1,460 SQM (15,712 SQFT)

- SELF CONTAINED WAREHOUSE/ PRODUCTION UNIT
- FULL HEIGHT ROLLER SHUTTER DOORS
- 7.6 METRE EAVES AT THE HIGHEST POINT **DOWN TO 4.9 METRES**
- EXCELLENT LIGHTING THROUGHOUT
- MASSIVE SECURE YARD APPROX. 3 ACRES
- MEZZANINE FLOOR
- 24 HOUR ON-SITE SECURITY/24 HOUR ACCESS
- DIRECT PRIVATE ACCESS TO A1



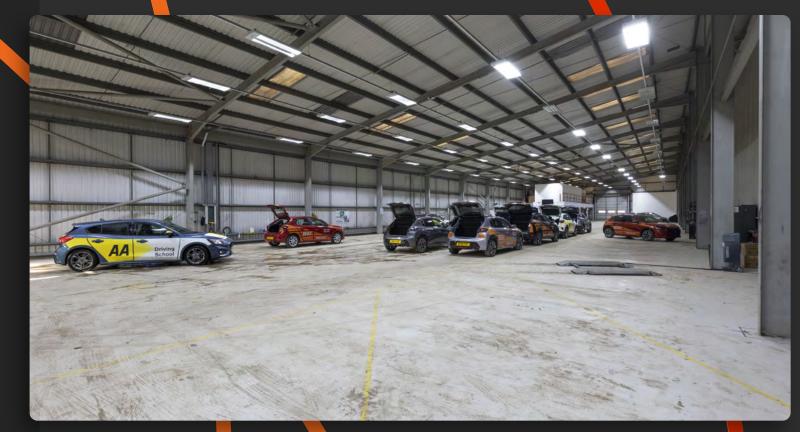


LOCATION

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

This building provides excellent warehouse or production space benefiting from huge secure gated self contained secure yard.

The specification for the property includes:

- Clear span warehous space7.6 metre eaves at the highest point down to 4.9
- Massive secure yard of approx. 3 acres
 Several level access full height loading doors
 Excellent lighting throughout
 Solid concrete load bearing slab
 Welfare facilities and offices

- Parking/loading to front of Unit 3A

FLOOR AREAS

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

1,460m2 (15,412ft2)

(This information is for guidance purposes only)

RENT

The property is available to rent and we are quoting:

£135,500 per annum exclusive

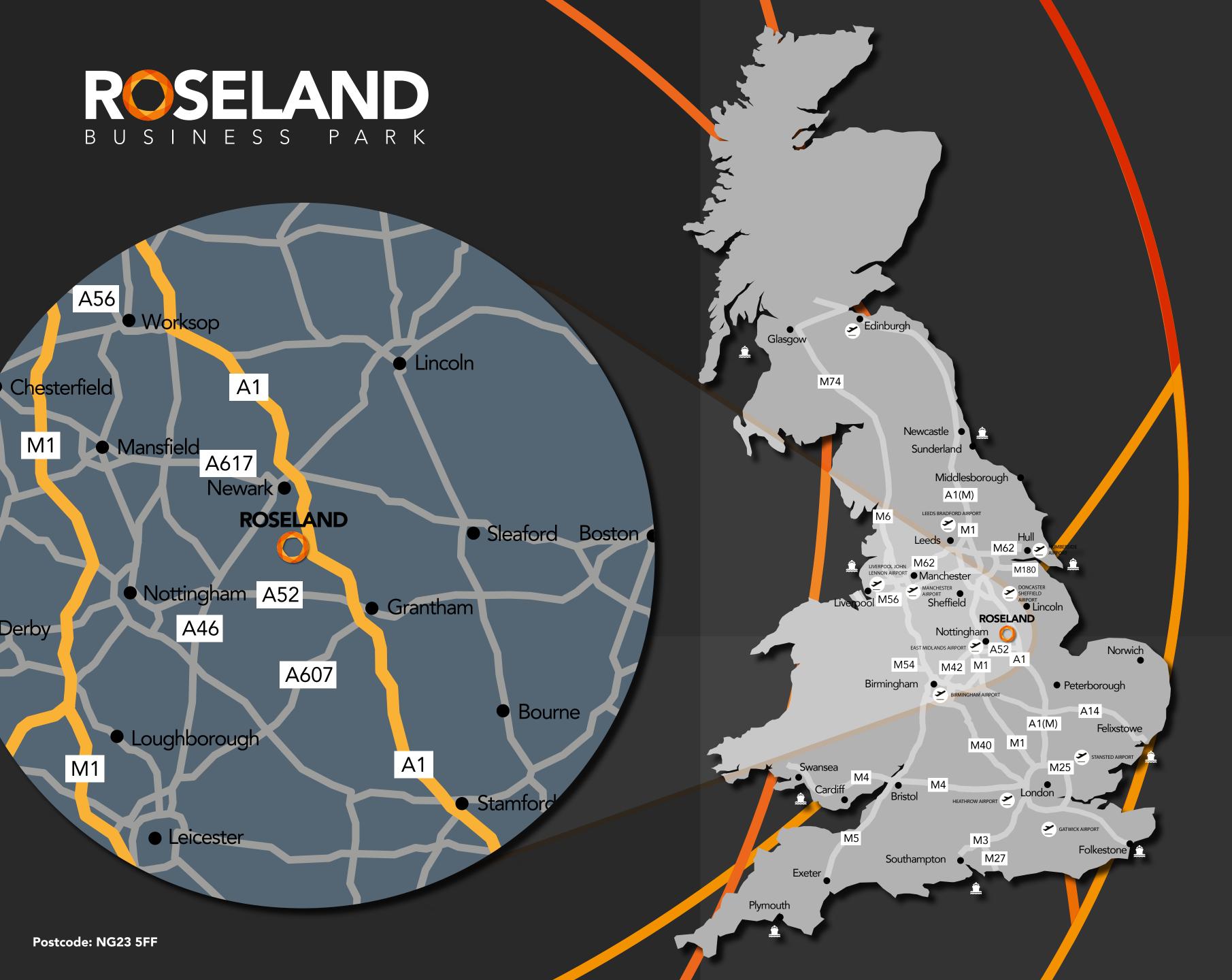
(One hundred and thirty five thousand five hundred pounds)

BUSINESS RATES

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

Rateable Value from 1 April 2023: £60,000

(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-62.

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 £14,435 and the annual insurance premium is £2,575.

FURTHER INFORMATION

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



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