

**TO LET**

**UNIT 3A**

**ROSELAND**  
BUSINESS PARK

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

**Refurbished warehouse/production  
space with huge self-  
contained 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





# 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

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 warehouse space
- 7.6 metre eaves at the highest point down to 4.9 metres
- 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:

**1,460m<sup>2</sup> (15,412ft<sup>2</sup>)**

(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)



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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-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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