

**TO LET**

**UNIT 1 & 1A**

**ROSELAND**

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

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

**Fully refurbished warehouse/  
production space with large  
self-contained yard and excellent car  
parking**

**4,196 SQM (45,166 SQFT)**

- SELF CONTAINED WAREHOUSE/PRODUCTION UNIT
- SEVERAL FULL HEIGHT ROLLER SHUTTER DOORS
- 3 PHASE POWER
- EXCELLENT LIGHTING THROUGHOUT
- SELF-CONTAINED YARD
- 24 HOUR ON-SITE SECURITY/24 HOUR ACCESS
- DIRECT PRIVATE ACCESS TO A1





# ROSELAND

BUSINESS PARK

## 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 opportunity provides two fully refurbished industrial units ideally to be occupied by one tenant benefiting from a large yard to the front elevation plus additional rear yard and loading.

The specification for the property includes:

- Clear span warehouse/production space
- Sever al level access loading doors
- Lighting throughout
- 3 Phase power
- Solid concrete load bearing slab
- Welfare facilities
- Internal offices
- Excellent yard/carpark

## FLOOR AREAS

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

**4,196m<sup>2</sup> (45,166ft<sup>2</sup>)**

(This information is for guidance purposes only)

## RENT

The property is available to rent and we are quoting:

**£203,500 per annum exclusive**

(Two hundred and three thousand five hundred pounds)

## BUSINESS RATES

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

**Rateable Value from 1 April 2023: £165,000**

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





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-53.

## 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 £5,878 and the annual insurance premium is £6,485.**

## 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

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