

TO LET

UNIT 2A & 2B

ROSELAND
BUSINESS PARK

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

**Rare opportunity to secure excellent
warehouse on large
secure plot**

5,267 SQM (56,697 SQFT)

- **CLEAR SPAN SPACE**
- **6 FULL HEIGHT ROLLER SHUTTER DOORS**
- **3 PHASE POWER**
- **OFFICE AND WELFARE FACILITIES**
- **LARGE YARD**
- **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 opportunity provides two fully refurbished industrial units, ideally to be occupied by one tenant. The units benefit from a large yard to the front, side and rear of the property.

The specification for the property includes:

- Clear span space
- Numerous full height electric roller shutter doors
- Office and welfare facilities
- Lighting throughout
- 3 Phase power
- Solid concrete load bearing slab
- Excellent car parking/circulation/yardspace
- 24 hour on-site security/24 hour access

FLOOR AREAS

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

5,267m² (56,697ft²)

(This information is for guidance purposes only)

RENT

The property is available to rent and we are quoting:

£320,000 per annum exclusive

(Three hundred and twenty thousand pounds)

BUSINESS RATES

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

Rateable Value from 1 April 2023: £206,500

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

www.roselandbusinesspark.co.uk

ROSELAND

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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-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 £17,461 and the annual insurance premium is £6,023.

FURTHER INFORMATION

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



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