

Units 21 & 22 Headstocks Industrial Park | Merchant Way | Off Main Road | Watnall |
Nottingham | NG16 1HA

**Two recently completed high quality industrial/warehouse units of 15,000ft²
which can be occupied individually or combined to provide 30,000ft²**

1,393m² - 2,788m²
(15,001 – 30,011ft²)

- New 22 unit industrial park providing units of 2,500ft² to 30,000ft²
- Accessed via a new traffic controlled junction from Main Road, Watnall
- Each unit has dedicated forecourts and car parking
- Lighting, WC's and kitchenette installed
- Available for immediate occupation



TO LET



Location



Gallery



Video



Contact



Headstocks Industrial Park

Headstocks Industrial Park provides 22 new light industrial / warehouse units of:-

- Units 17 – 20 provide 4 units of circa 2,500ft²
- Units 1 – 12 provide 12 units of circa 3,500ft²
- Units 13 – 16 provide 4 units of circa 5,000ft²
- Units 21 – 22 provide 2 units of circa 15,000ft²

Units 21 and 22 offer the opportunity for a company to occupy between 15,001ft² and 30,011ft².

Location

Headstocks Industrial Park is accessed from Main Road, Watnall, Sat Nav NG16 1HA and is approximately 5.8 miles northwest of Central Nottingham and approximately 1 mile from J26 of the M1.

The estate is accessed from Main Road by way of a new traffic controlled entrance onto a private road now named Merchant Way.

Data Room

Access to the data room can be provided, information will include:-

- Plans
- Specification
- Example lease
- Legal pack





The Units

Fernwood Property Limited have recently completed Headstocks Industrial Park in one phase – the units provide high quality steel portal framed units. Elevations are principally clad with feature inset curtain walled personnel access panels, they are accessed from generous external service yards and car parking areas and by level access service doors. Each of the units have their own designated car parking and loading facilities – there is also an overspill car park.

Features of Units 21 & 22 are:-

- 7.5m minimum internal clearance to eaves
- Concrete power float finished floor
- Floor loading of 50KN per m²
- LED lighting within the production/warehouse space
- 277KVA electricity supply
- Installed WC/welfare block with open plan kitchenette
- Level access sectional insulated loading door
- Telecoms/data – an incoming BT duct is provided to each unit
- Heavy duty tarmac to loading areas
- 23 / 27 dedicated car parking spaces

Business Rates

The premises are yet to be assessed for rates – guide figures of the estimated Rateable Values can be provided – these are for guidance purposes only and will be subject to formal verification once the VOA have assessed the properties for rates.



Floor Areas, Car Parking & Rent

The measured floor areas of the two 15,000ft² units is as follows:

Unit	M ²	Ft ²	Car Parking	Rent
Unit 21	1,395	15,010	23	£127,500 per annum
Unit 22	1,393	15,001	27	£127,500 per annum
Total	2,788	30,011	50	£255,000 per annum

(This information is given for guidance purposes only)

Ongoing Management of the Estate

The estate is being retained as a long term investment by our clients, Fernwood Property Limited, and it is important to them that the estate is kept in good condition.

The anticipated service charge for the financial year equates to approximately 45p per ft². A full breakdown of the services provided which includes management of the traffic light junction and upkeep / maintenance of the external areas within the estate is available upon request.



SAT NAV: NG16 1HA



VAT

VAT will be payable in addition to rent and all payments due to the landlord.

EPC Rating

The units have an EPC A rating.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.