

## Twelve new high quality industrial/warehouse units of 3,500ft<sup>2</sup> under construction and due for completion March 2024

**330m<sup>2</sup>**  
(3,556ft<sup>2</sup>)

- New industrial park
- 22 units under construction ranging in size from 2,500ft<sup>2</sup> to 30,000ft<sup>2</sup>
- Accessed via a new traffic controlled junction from Main Road, Watnall
- Dedicated forecourts and car parking
- Lighting, WC's and kitchenette installed
- Available March 2024



**TO LET**



Location



Gallery



Video



Contact



## The Site

Headstocks Industrial Park is a new 22 unit industrial park which is being developed in a single phase. All 22 units will be available for occupation in February 2024. The development provides:

- 4 units of circa 2,500ft<sup>2</sup>
- 12 units of circa 3,500ft<sup>2</sup>
- 4 units of circa 5,000ft<sup>2</sup>
- 2 units of circa 15,000ft<sup>2</sup>

## 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

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

- Plans
- Specification
- Example lease
- Legal pack





## The Units

The entire estate is being constructed in one phase – the units being of steel portal framed construction with principally clad elevations with inset curtain walled personnel access and level access service doors accessing the external loading and car parking areas.

Each of the units have their own designated car parking and loading facilities.

Features of the 3,500ft units are:

- 6 metres minimum internal clearance to eaves
- Concrete power float finished floor
- Floor loading of 40KN per m<sup>2</sup>
- LED lighting within the production/warehouse space
- 69KVA 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
- 6 dedicated car parking spaces



New photographs awaited

## 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 twelve 3,500ft<sup>2</sup> units is as follows:

**Average size – 330m<sup>2</sup> (3,556ft<sup>2</sup>)**

Each unit has 6 allocated car parking spaces.

For each unit we are quoting a rent of:

**£35,560 per annum exclusive**

(This information is given for guidance purposes only)

## On Building Signage and Ongoing Management of the Estate

The estate is being retained by our clients and it is important to them that all the tenants buy into the on-site estate management regime.

Accordingly, a signage pack will be available for tenants which will prescribe the size and nature of the signs which will be erected to all of the building to ensure that there is consistent appearance for all of the tenants.

There will be a tenant directory board at the entrance of the estate with all tenants being given representation.

The service charge budget is currently being evolved and costs and services provided will be available shortly.



**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.