

10 Clarke Road | off Incinerator Road | Nottingham | NG2 3JJ

# Preliminary Details

## Small Industrial Unit close to City Centre

289.19m<sup>2</sup>  
(3,113ft<sup>2</sup>)

- Good quality industrial unit
- Clear space throughout
- Convenient for City Centre
- Available following redecoration and refurbishment
- Car Parking for 2-4 vehicles
- Rent £25,000 per annum
- VAT Exempt



**TO LET**



Location



Gallery



Contact



## Location

Forming part of the County Business Park on Clarke Road, just off Meadow Lane which in turn is just off London Road, this unit is situated within a few minutes of the City Centre. It has excellent access to the south of Nottingham and its ring road, the specific location being shown on the plan at the rear of this brochure.

## Property

The property comprises an end of terrace building erected a number of years ago with good quality, clear style warehouse/industrial space together with reception area to the front. There is a small amount of first floor accommodation.

The property benefits from a roller shutter door and side entrance. The previous tenants constructed a mezzanine over the roller shutter door which is available to prospective tenants if so required, or alternatively it can be removed on terms to be agreed.

Prior to completion, all the existing goods and boxes will be cleared from the premises.



## Accommodation

From measurements taken on site the property comprises:

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	240.14	2,585
Mezzanine	49.05	528
<b>TOTAL</b>	<b>289.19</b>	<b>3,113</b>

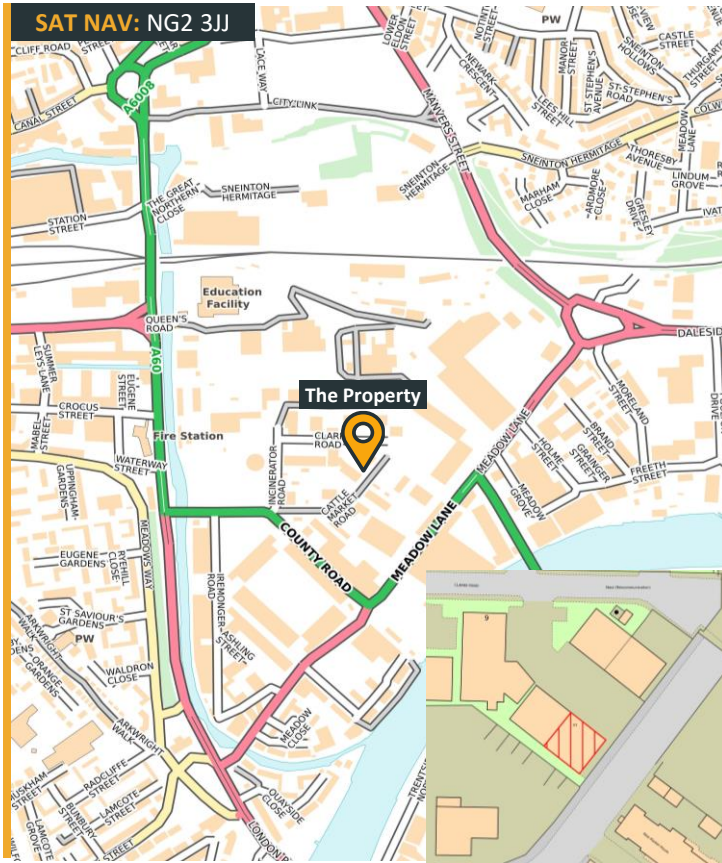
(This information is given for guidance purposes only and prospective purchasers are advised to undertake their own measurements prior to contract)

## Business Rates

Description: Workshop & Premises  
Rateable Value: £13,000

## Lease Terms

A new lease is available on full repairing and insuring terms for a term of ten years with a five year review and a tenant's break after five years.



## Rent

£25,000 per annum exclusive of rates, payable quarterly in advance.

## EPC

The property has a current EPC Certificate, Band 74/C, expiry date 1<sup>st</sup> January 2034. A copy is available upon request.

## Legal Costs

Each side to be responsible for their own legal costs

## Further Information

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

**Noel Roper**

07711 211511

[noel@fhp.co.uk](mailto:noel@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street  
Nottingham, NG1 5BG

[fhp.co.uk](http://fhp.co.uk)

8/1/2024

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