

Excellent industrial unit with offices to front elevation on secure site in close proximity to J26 and J27 of M1

772.49m²
(8,315ft²)

- Clear span warehouse space
- 7.48m eaves rising to 9.6m eaves at apex
- Office to front elevation
- Electric roller shutter doors and security shutters
- Good car parking/outdoor space



TO LET



Location



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Location

The property benefits from good access at Junction 26 and 27 of the M1 motorway, sitting on the edge of Hucknall and accessed via the Hucknall bypass and Watnall Road.

The unit situated directly behind the Halfords site which is off Watnall Road and is a very established warehouse and distribution location filling the gap between Nottingham and north Nottingham.

Description

The unit comprises a semi-detached warehouse of steel portal frame construction under a pitched roof, the warehouse providing the following specification:

- Cellular and open plan offices
- Solid concrete floors
- Lighting throughout
- Large electric roller shutter door
- 7.48m eaves rising to 9.69m at the apex
- 2x WCs
- 3 Phase power
- Roof lights
- Additional glazing to the front elevation
- Good car parking and yard space





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Floor Areas

The property provides the following approximate gross internal area:

772.49m² (8,315ft²)

(These measurements are given for information purposes only)

Rent

The property is available at a rent of:

£58,500 per annum
(Fifty-eight thousand five hundred pounds)

VAT

VAT is applicable to the rent and service charge at the standard rate.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (2023): **£39,000**

(This information is for guidance only and all parties should check themselves with the local billing authority)





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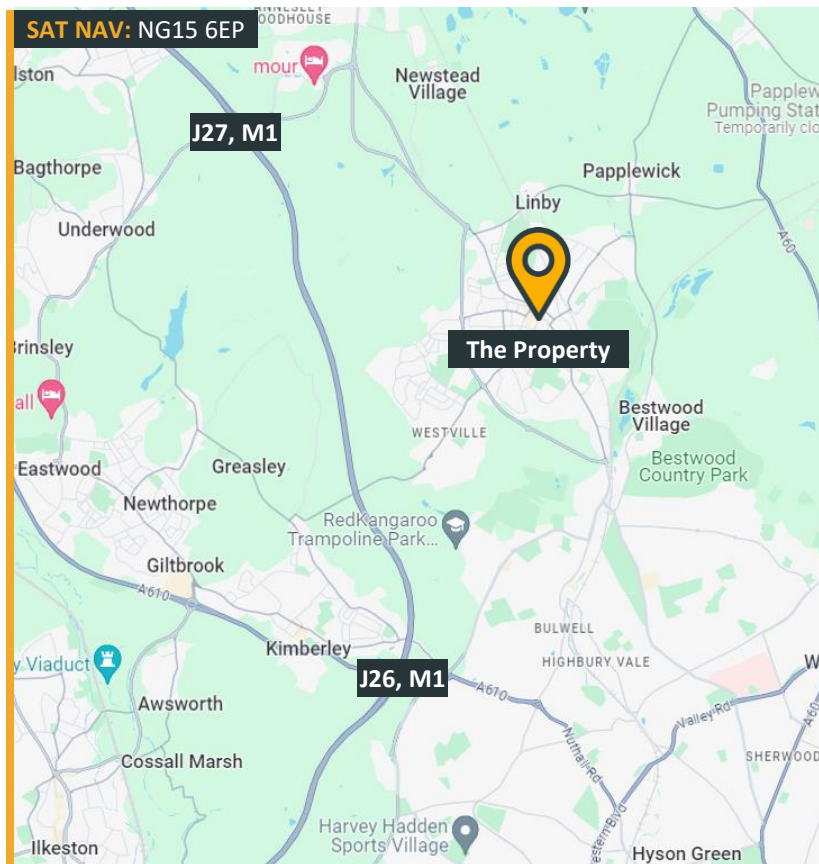
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EPC

The EPC rating for the property is available from the agent.

Service Charge

There will be a service charge levied to cover the maintenance and upkeep of the common areas of the estate.

Legal Costs

Each party to bear their own legal costs incurred.

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.