

TO LET

UNIT 21

ROSELAND
BUSINESS PARK

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

**Detached Industrial/Warehouse Unit
with Gates and Secure Rear Yard**

447.5 SQM (4,817 SQFT)

- **DETACHED INDUSTRIAL/WAREHOUSE UNIT WITH OFFICE AND WELFARE FACILITIES**
- **STRATEGICALLY LOCATED WITH PRIVATE ACCESS TO A1**
- **ON-SITE PARKING**
- **24/7 SECURITY AND UNRESTRICTED ACCESS**
- **FULL HEIGHT ROLLER SHUTTER DOORS**
- **GATED REAR YARD**



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 building provides a detached unit with gated self-contained rear yard and car parking to the front.

The specification for the property includes:

- Steel portal framed unit
- Clear span space
- Full height roller shutter door
- Solid concrete floors
- 3 Phase power
- Lighting throughout
- Translucent roof lights
- Offices and WC facilities
- Large gated self-contained yard
- Car parking to the front and side elevation

FLOOR AREAS

Floor	sqm	sqft
Total	447.5	4,817

RENT

A flexible lease for a term of years to be agreed is on offer

£36,000 per annum exclusive
(Thirty-Six thousand pounds)

BUSINESS RATES

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

Rateable Value: £26,000

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of the Local Authority)



Postcode: NG23 5FF



VAT

We understand that VAT will be payable upon rent and service charge due.

EPC

Works underway to achieve a B Rating.

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.

FURTHER INFORMATION

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



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