

# A mixture of production, workshop, storage and office facilities suitable for a variety of uses

**38m<sup>2</sup> - 233m<sup>2</sup>**  
(400ft<sup>2</sup> - 2,500ft<sup>2</sup>)

- Excellently located to the M1 and other major arterial routes
- Flexible terms available with annual rolling breaks
- 5 metre eaves
- 3 phase power and gas to each unit
- Fully refurbished communal WCs
- Excellent parking facilities
- Storage containers also available on site to rent



**TO LET**



Location



Gallery



Video



Contact



## Location

The premises are set just off Nottingham Road in the Village of Gotham, within moments access of the A453 leading to the centre of Nottingham and Junction 24A of the M1 Motorway. The location is fantastically situated 13 minutes from East Midlands Airport, 30 minutes from the M1 Motorway, 15 minutes from Nottingham and 25 minutes from Derby. The site also benefits from being in an exceptional village near all the major roads with huge local redevelopment happening in close proximity.

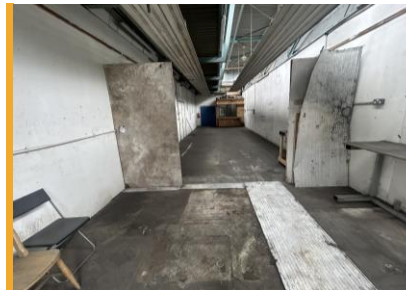
## Description

Easily adaptable, the specification of the unit includes:

- Solid wood floors
- A mixture of production, storage units and offices
- Strip lighting
- Trunking throughout
- Gas supply
- 3 phase power
- Alarm
- Shared corridors and WC facilities
- Excellent parking facilities
- Double door access point



Unit 9





Unit 10

## Floor Areas

Description	m <sup>2</sup>	ft <sup>2</sup>
Unit 9	233	2500

(This information is given for guidance purposes only)

## Rent

Description	Rent Per Annum
Unit 9	£15,000 per annum

## Service Charge

The unit is subject to a service charge. The service charge information is available upon request from the marketing agent.

## VAT

VAT applies to rent and other payments due under the lease.



# SECURE CONTAINER STORAGE

## 07968 740 418

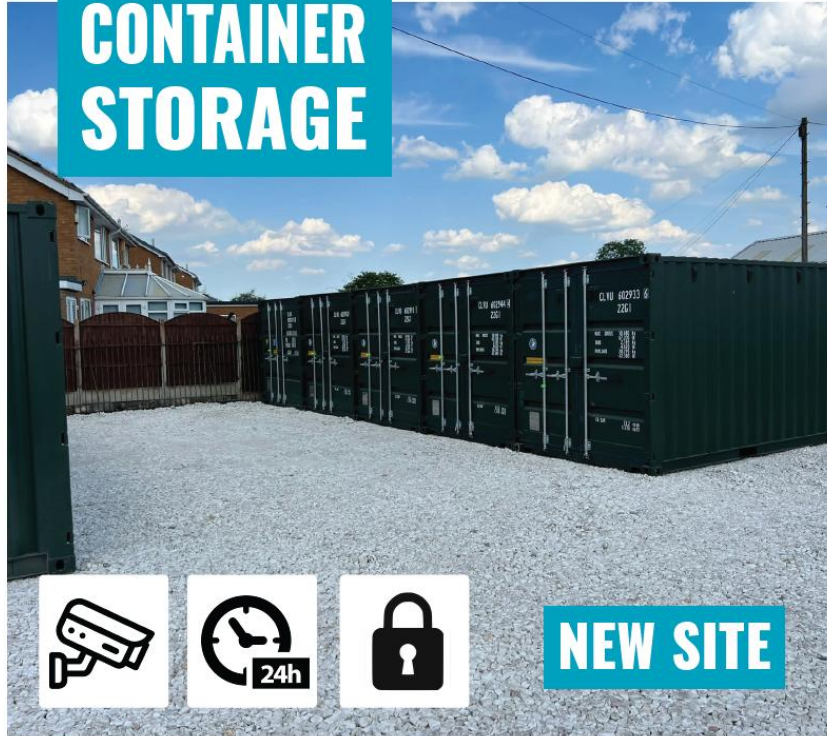
### Container Storage

Container storage is also available on site. The containers are sized at 14.86m<sup>2</sup> (160ft<sup>2</sup>) and are available for the following rent:

**£35 per calendar week inclusive of VAT**  
**(£1,820 per annum inclusive of VAT)**

Providing 24 hour access, CCTV security and ample parking.

A deposit of £100 is required.



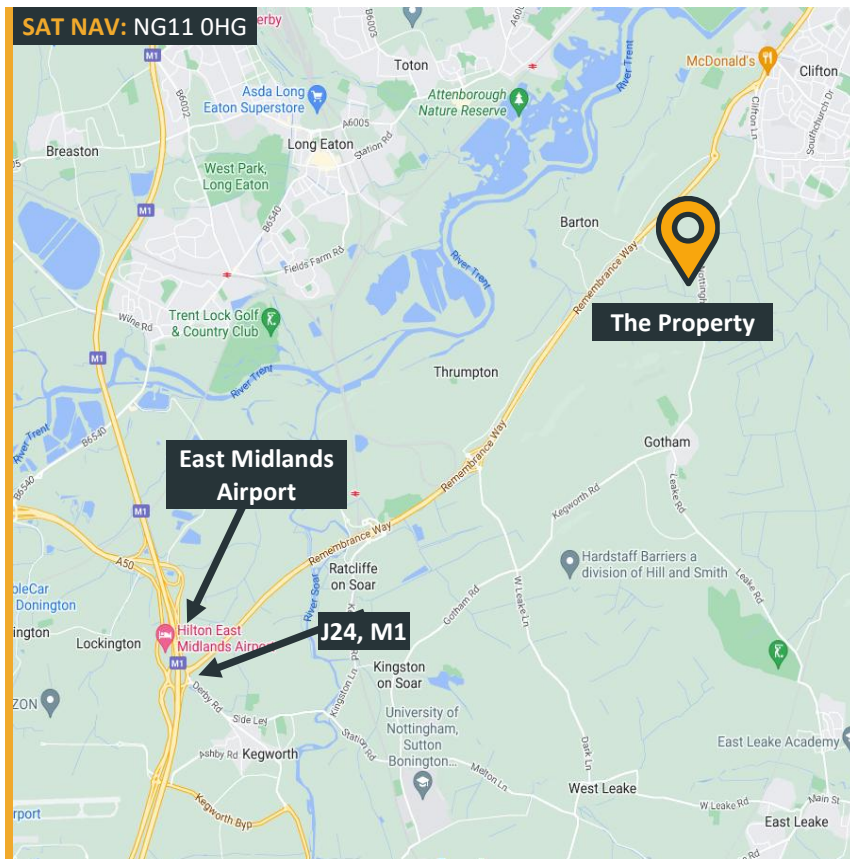
## NEW SITE



## INCLUDES HIGH QUALITY PADLOCK







## EPC

The EPC rating for the unit is available via the agent.

## Business Rates

Business rates are payable by the tenant. It is likely that the unit will qualify for small business rates relief, however, tenants are to make their own enquiries of the Local Authority.

## 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.