

Good quality self-contained warehouse/industrial unit with additional offices available

263m² to 938m²
(2,830ft² to 10,100ft²)

- Potential to have combined warehouse and office accommodation or let individually
- Clear span warehouse space with good height throughout
- 5 tonne craneage in the warehouse unit
- Good level of car parking within a securely fenced and gated site
- Good quality offices situated across two floors
- Immediately available



TO LET



Location



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Location

John Rann Business Park fronts onto Eagle Close situated within Arnold, approximately 4 miles north of Nottingham City Centre. Arnold has good local transport links and provides excellent accessibility being within minutes' drive of Junction 26 of the M1 motorway and the A6514, one of Nottingham's main arterial routes.

The unit is situated within a popular industrial location with nearby occupiers including John Lewis, Howdens Arrow Specialised Transport, amongst others.

Floor Areas

From measurements taken on site, we calculate the following:

Accommodation	M ²	Ft ²
Warehouse	675	7,270
Offices	263	2,830
Total	938	10,100

(This information is given for guidance purposes only.)

EPC

The property has an EPC Rating of **D-88**.





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Description

The warehouse comprises of steel portal frame construction and has the following specification:

- Clear span production/manufacturing space
- Solid concrete flooring throughout
- Minimum eaves height of 5.7 metres rising to 7.5 metres
- 5 tonne craneage
- Full height electric roller shutter door
- Three-phase power
- Parking with additional space to the left of the unit

The offices are detached and self-contained, situated across two floors, with the following specification:

- Cellular/open plan floor plates throughout
- Trunking incorporating Cat 5 cabling
- Kitchenette and WC facilities
- Mixture of grey carpet tiles and vinyl flooring
- Good security provisions
- Strip lighting

Business Rates

Business rates information is available upon application.

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



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Rental

The property is available by way of a new lease for a term of years to be agreed at a quoting rent of:

Accommodation	Rent
Warehouse	£47,500
Offices	£20,000
Total	£67,500

VAT

It is understood that VAT is not applicable to the rent, service charge, utilities and other charges due.

Further Information

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

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