

Small warehouse unit located on the popular Mushroom Farm Court estate in Eastwood

47m² - 84m²
(500ft² - 900ft²)

- Clear span warehouse space throughout
- Positioned just off the A610 and A608 dual carriageways
- Yard and parking areas
- Popular industrial estate suitable for light industrial uses
- Competitive rents are available
- Securely fenced and gated site



TO LET



Location



Gallery



Contact

Location

The property is located on Mushroom Farm Court in Eastwood, which is a popular suburban area approximately 10 miles north west from Nottingham City Centre.

The property benefits from being in close proximity to the A610, one of Nottingham's main arterial routes, providing access to the M1 which is 5 miles distant.

Description

The units comprise end-terraced warehouse units of breeze block elevation under a cladded pitched roof. The unit benefits from the following specification:

- Translucent roof lights
- Electric roller shutter door
- 2.8 m minimum eaves
- Strip lighting
- W/C
- Concrete flooring
- Parking to the front of the unit
- Clear span space
- Three phase power





Accommodation

From measurements taken on site, we believe the approximate Gross Internal Area (GIA) extends to:

Unit	M ²	Ft ²	Rent
Unit 9	80	862	£6,896

(This information is given for guidance purposes only.)

Business Rates

From investigations on the Valuation Office Agency (VOA) website, we understand the following:

Rating Authority:	Broxtowe Borough Council
Unit 9	
Rateable Value 2024:	£6,200 per annum

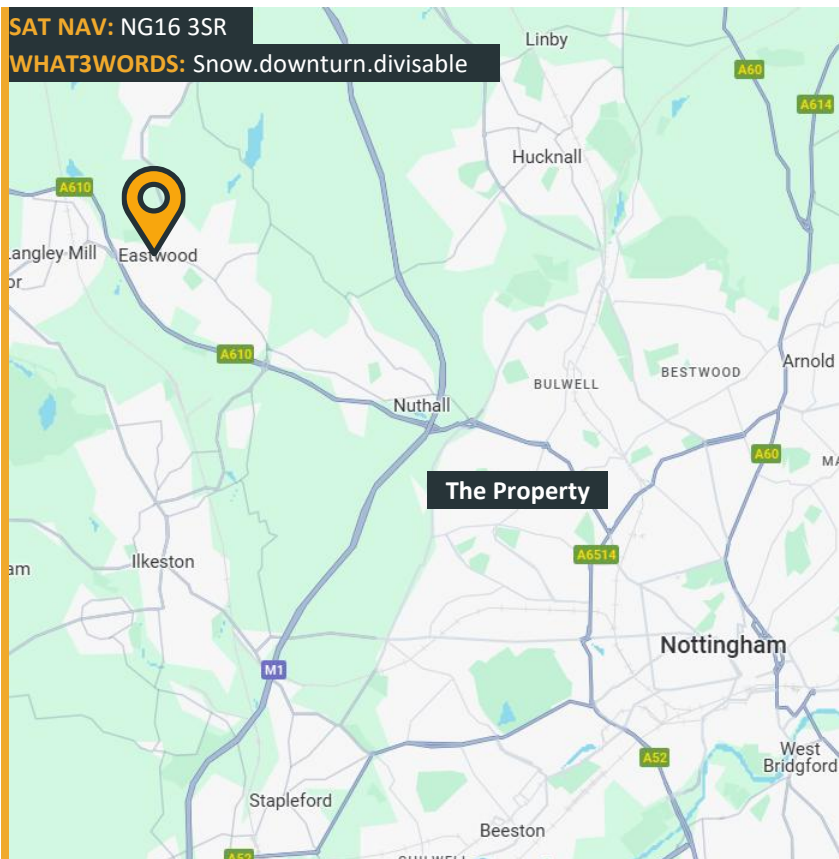
(This information is given for guidance purposes only and interested parties are advised to make their own enquiries to the Local Authority/VOA.)

EPC

Unit 9 has an EPC rating of **C-65**.

SAT NAV: NG16 3SR

WHAT3WORDS: Snow.downturn.divisible



VAT

It is understood that VAT is applicable to the rent and service charge due at the standard rate.

Service Charge

There will be a service charge levied to cover the maintenance and upkeep of the common areas of the estate. Further information is available by way of agent.

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.