

Units 2, 2a, 4 & 6 | Alpine Street | Old Basford | Nottingham | NG6 0HQ

Good quality hybrid units available to let in Old Basford

194m² to 776m²
(2,091ft² to 8,353ft²)

- Suitable for a variety of uses including office and workshop / storage use
- Situated within a securely fenced and gated site
- Car parking available
- Level loading access door to the rear of the property
- CCTV surrounding the site
- Immediately available on flexible terms at a competitive rent



TO LET



Location



Gallery



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Location



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Location

The property is situated on the Murphy & Son Estate, just off Alpine Street, with the offices accessed via Church Street in Old Basford. Old Basford lies approximately 4 miles north of Nottingham and benefits from excellent road connectivity, including the A610 and A6514, with the A610 providing direct access to Junction 26 of the M1 motorway. Nearby businesses include Arnold Electrical Engineers, Lindleys Autocentre, and Group 1 Toyota, among others.

The property is located near excellent public transport links with regular bus routes providing direct links to Nottingham City Centre and surrounding areas. It is also conveniently located near the NET tram line which provides direct access into the city. There are also shops, cafes and parking facilities located nearby.



Floor Areas

We understand the property has the following Net Internal Area (NIA):

Unit Number	m ²	ft ²
Unit 2	194	2,091
Unit 2a	194	2,091
Unit 4	194	2,091
Unit 6	194	2,091
Total	776	8,353



(This information is given for guidance purposes only.)



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Description

The property comprises four terraced self-contained units offering first and ground floor accommodation with individual services. The property has direct access via a roller shutter door and personnel door from Church Street and has street level access from the current Murphy & Son facility. An excellent opportunity for hybrid occupiers or small office space / workshop. The property has the following specification:

- Suspended ceiling incorporating LED lighting
- A mixture of carpet tile and vinyl floor finishes throughout
- WC and kitchenette facilities per suite
- Self-contained entrance point
- Roller shutter door to the rear of the premises
- Additional personnel door
- Partitioning in part providing a meeting room/storage area
- Car parking available upon request
- Trunking incorporating Cat 5 cabling

Business Rates

Business rates information is available upon request.

Service Charge

Full details on the service charge are available upon request.

EPC

A copy of the EPC is available upon request.



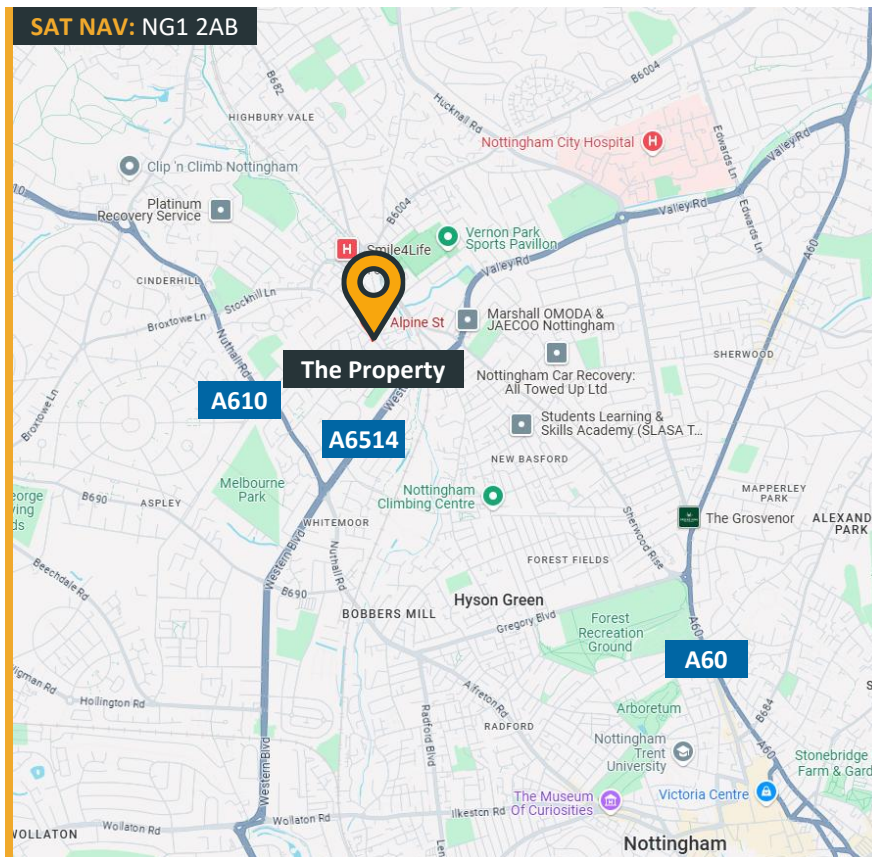
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Lease Terms

The units are available individually or combined on a new lease for a term of years to be agreed at a quoting rent of:

£10 per ft² per annum exclusive

VAT

VAT applies to the rent and service charge due.

Further Information

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

Amy Howard

07887 787 894

amy.howard@fhp.co.uk

Jamie Gilbertson

07747 665 941

jamie.gilbertson@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk