

## Modern light industrial/warehouse unit available immediately in Hucknall with good parking provisions

197m<sup>2</sup>  
(2,131ft<sup>2</sup>)

- Modern industrial scheme completed in 2021
- 3 Phase power and roller shutter doors
- Clear span industrial space with 7m eaves
- Established industrial location
- Shared secure yard/forecourt with allocated car parking
- Electric car charging points
- High quality warehouse space available immediately



**TO LET**



Location



Gallery



Video



Contact



## Location

Whyburn Business Park is set close to the heart of Hucknall town centre on Wigwam Lane and within easy access of Tesco Superstore and Hucknall train station and tram stop providing easy access into Nottingham City Centre.

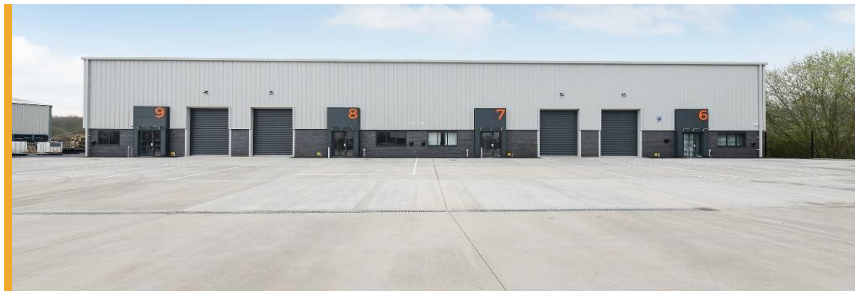
The property benefits from ready access to Junctions 26 and 27 of the M1 Motorway whilst remaining within a short drive of Nottingham's Ring Road.

## Description

Whyburn Business Park comprises a new courtyard development of light industrial/warehouse units.

Phase 1 of the estate has been built as two terraces of industrial units with a large shared forecourt. Unit 4 provides the following specification:

- Steel portal frame construction
- Eaves height of 7m
- 3 Phase power
- Full height electric roller shutter doors
- Translucent roof lights
- Lighting (LED'S)
- Disabled WC block
- Separate glazed personnel door
- Clear span warehouse space
- Enough height to install a mezzanine floor
- Excellent turning circle in shared forecourt/yard
- Good car parking





## Accommodation

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

**197m<sup>2</sup> (2,131ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## Rent

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

**£21,500 per annum**  
**(Twenty one thousand five hundred pounds)**

## EPC

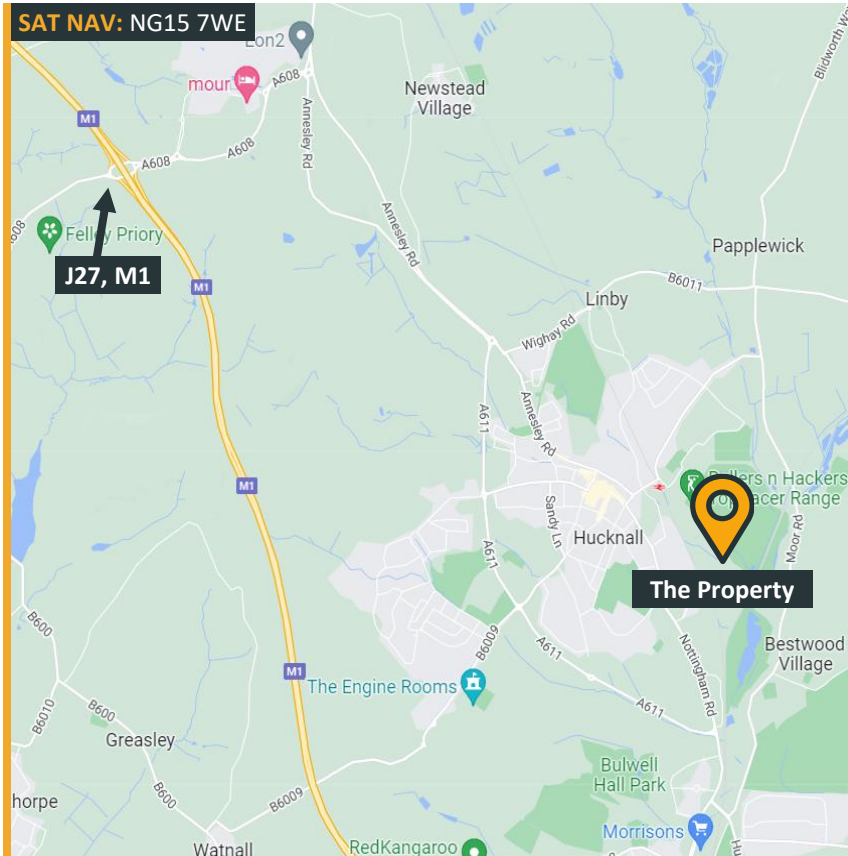
The property has an EPC rating of **B-28**.

## Business Rates

From enquires of the VOA we understand the following:

**Rateable Value 2026:            £14,750**

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Ashfield District Council)



## Service Charge

A service charge will be payable towards the upkeep and maintenance of the common areas of the estate. This currently runs at £1,445 + VAT per annum. David Brown Commercial are the management surveyors for this estate.

## VAT

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

## Further Information

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

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