

## Excellent warehouse/industrial unit – immediately available

**116m<sup>2</sup>**  
(1,250ft<sup>2</sup>)

- Clear span warehouse with office and W/C's
- Flexible lease term with a minimum of 12 months
- 2.9 metre eaves rising to 3.9 metres at the apex
- Full height roller shutter door
- 3 Phase power
- Located on well established industrial estate
- Rent - £12,500 per annum



**TO LET**

Location

Gallery

Contact

## Location

Bailey Brook Industrial Estate is situated off Amber Drive in the Nottinghamshire town of Langley Mill, close to the Derbyshire border. The location affords easy access to the A610 which in turn provides fast and convenient access to Junction 26 of the M1 Motorway.

## Description

The unit comprises a development of 40 light industrial units in a range of sizes which are configured in a number of terraces, typically brick built with metal cladding. The specification of the unit includes:

- 2.9 metre eaves rising to 3.9 metres at the apex
- Roof lights
- LED lighting
- 3 Phase power
- Manually operated roller shutter door
- Separate pedestrian door
- Concrete floors and breeze block walls
- WC
- Office accommodation
- Parking to the front of the unit
- Large concrete shared yard





## Floor Area

From measurement taken on site we calculate the following Gross Internal Area:

**116m<sup>2</sup> (1,250ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## Service Charge and Insurance

The rent is exclusive of service charge and buildings insurance which are charged at an additional 5% and 5% of the headline rent.

## Rateable Value

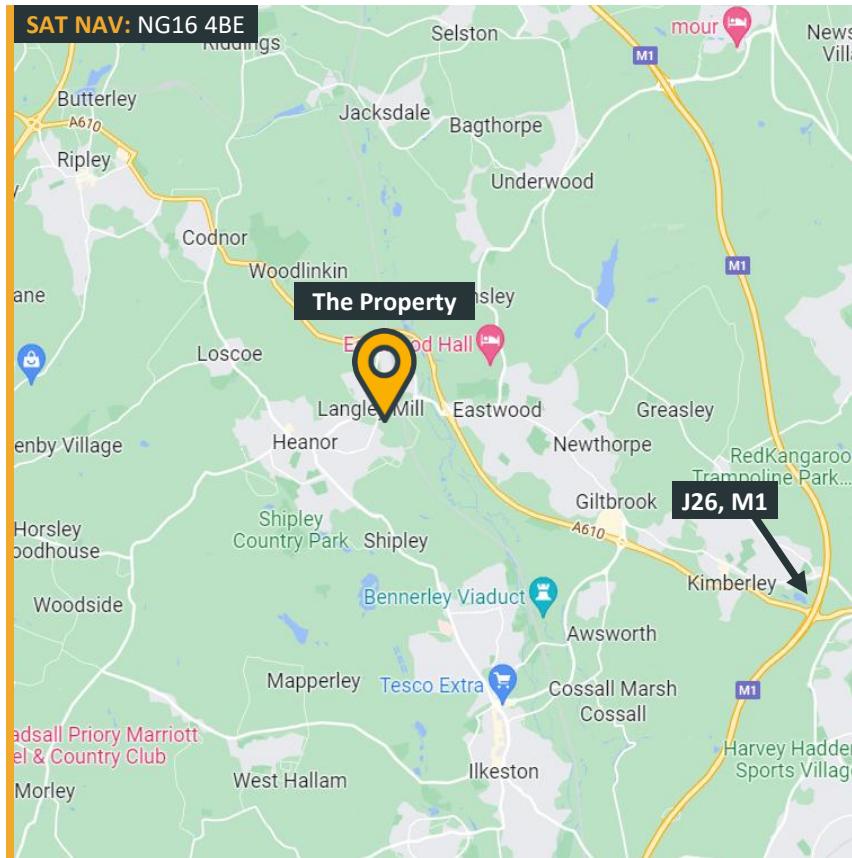
Business rates information is available from the agent.

It is understood that small business rates relief will apply to this unit if applicable.

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

## EPC

A copy of the EPC is available upon request.



## VAT

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

## Rent

The property is available on a new lease and we are quoting a rent of:

**£12,500 per annum**

All tenants will pay a deposit of 3 months' rent plus a sum equivalent to that of VAT.

## Further Information

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

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