

Good quality mid-terraced industrial/warehouse unit with self-contained secure yard

601m²
(6,468ft²)

- Clear span warehouse space with self-contained secure gated yard
- Fully fitted – heating and lighting to the warehouse
- Full height electric roller shutter door
- Ground floor reception / ancillary and first floor open plan office
- Located on a popular business park with ample parking



TO LET

 Location

 Gallery

 Video

 Contact

Location

Rani Drive is located just off Arnold Road on the A6004, a strong location just off Nottingham's ring road which provides quick access to A610 leading to Junction 26 of the M1 motorway, with central Nottingham located 3.5 miles north. The property is well located with nearby occupiers including BullyBillows, Crown Decorating, BM Steel Nottingham, amongst others. The unit also benefits from good nearby transport links including bus routes and a short driving distance from Bulwell Train Station.

Description

The unit provides a mid terraced industrial/warehouse unit of steel portal frame construction with potential for production or storage space with the significant benefit of a self-contained secure yard. Feature of the specification include:

Warehouse / Production

- Fully fitted – heating and lighting throughout
- Full height electric roller shutter door
- Clear span space
- 5 metre eaves

Office/Ancillary

- Impressive reception and entrance
- WC facilities
- Fitted open plan first floor office

Externally

- Self-contained yard and car park
- Fenced and gated





Floor Areas

The building extends to approximately:

601m² (6,468ft²)

(This information is given for guidance purposes only)

Service Charge

A service charge will be payable in the sum of £3,500 per annum towards upkeep and maintenance of the common areas of the estate.

Business Rates

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

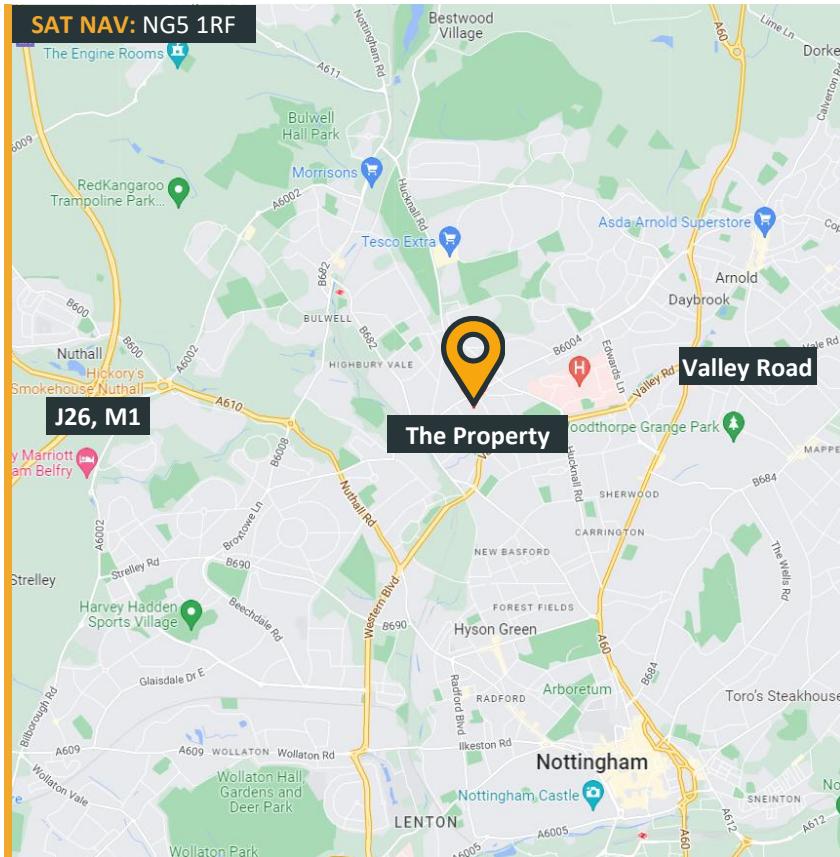
Rating Authority: Nottingham City Council

Rateable Value: £31,000

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

EPC

The current EPC rating is **D-91** which is valid until June 2032.



Rent

A new lease is available at a quoting rent of:

**£65,000 per annum exclusive
(Sixty-five thousand pounds)**

A three month rental deposit will be required from the incoming tenant.

VAT

We understand that VAT is not applicable to the property.

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.

