

## Recently refurbished end terraced self-contained industrial / warehouse unit close to central Nottingham

309m<sup>2</sup>  
(3,326ft<sup>2</sup>)

- Established industrial estate location situated within central Nottingham
- Recently refurbished
- Allocated car parking spaces with a yard area to the front of the unit
- Minimum eaves height of 6.1 metres
- Two storey offices to the front elevation
- Situated on a securely fenced and gated site



**TO LET**



Location



Gallery



Video



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## Location

The Robin Hood Industrial Estate is on the eastern fringe of Central Nottingham, accessed from Carlton Road – one of the main arterial routes accessing the City Centre from the north eastern quadrant of Nottingham. The property comprises one of 16 similar units located within a secure gated and fenced site.

## Description

The property is an end terraced self-contained steel portal frame light industrial/warehouse unit. Constructed of brick elevations under a low pitched sheeted and insulated roof incorporating translucent light panels. The property has been recently refurbished to include the following works:

- New modernized office space
- LED lighting
- General redecoration throughout with newly installed carpet tiles
- Installation of kitchenette and WC facilities
- New external cladding
- Newly installed roof with 10% translucent roof lights
- New level loading roller shutter door
- New windows and door entrance area
- General tidy up of the external areas to the estate
- Repainting of the flooring within the warehouse space
- Newly installed lighting throughout





## Floor Area

We understand that the property has a Gross Internal Area (GIA) of approximately:

**309m<sup>2</sup> (3,326ft<sup>2</sup>)**

(This information is for guidance purposes only.)

## Car Parking and External Yardage

The property benefits from loading to the front elevation from within the Robin Hood Industrial Estate and a fenced and gated yard which is accessed from Roden Street. A personnel door accesses the warehouse from the front elevation with a shared yard area.

## Planning

We believe the property can be used for light industrial and warehousing purposes. Interested parties should confirm that their use does not require a Change of Use Planning Application.

## Business Rates

Business rates are as follows:

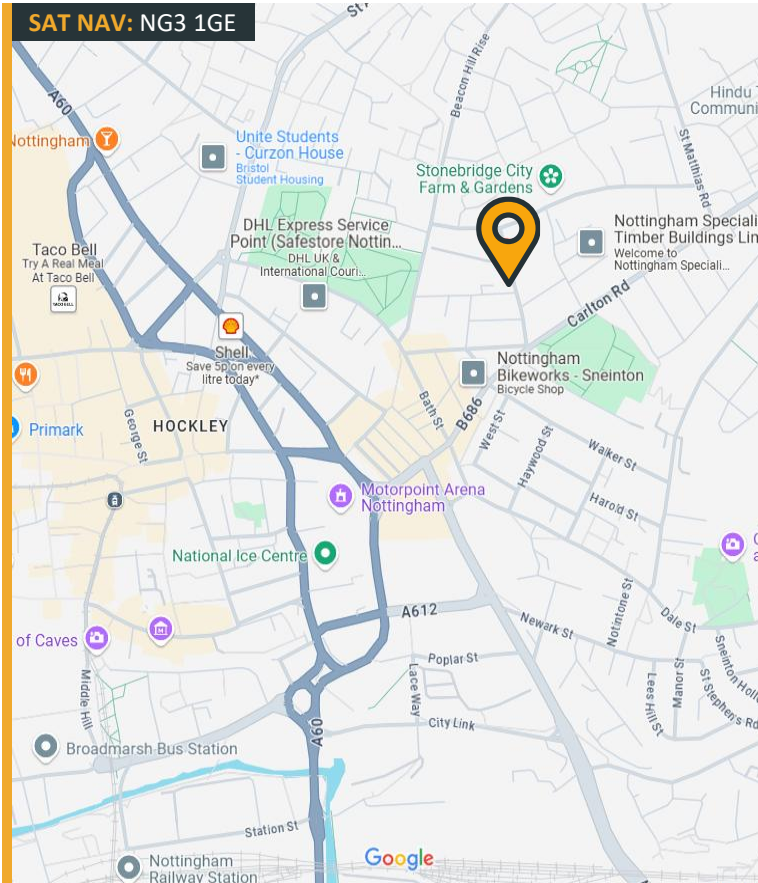
<b>Rating Authority:</b>	<b>Nottingham City Council</b>
<b>Rateable Value:</b>	<b>£16,750</b>
<b>Anticipated Rates Payable:</b>	<b>£8,224</b>

[This information is for guidance purposes only, interested parties should verify this information].

## Energy Performance Certificate

The EPC will be reassessed following the refurbishment.





## Rent and Lease Terms

The premises are available on a new lease via negotiation. The tenant is to look after all repairs required to the property for the duration of the term. The quoting rent is:

**£34,925 per annum**

## Service Charge

A service charge is payable in addition to the rent for the upkeep and maintenance of the common areas. Full information is available upon request.

## VAT

VAT will apply at the standard rate.

## Further Information

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

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