

Good quality self contained industrial/warehouse unit close to Nottingham City Centre

362.4m²
(3,900ft²)

- Established industrial estate location situated within central Nottingham
- 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
- Available immediately



TO LET



Location



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Location



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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 a 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 benefits from the following specification:

- New modernized office space
- LED lighting
- 6.1m eaves height
- Dedicated parking to the front of the unit
- Electric roller shutter door
- 3 phase power
- Air conditioning
- WC and kitchenette
- Attractive external areas of the Estate
- Concrete floor





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Floor Area

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

362.4m² (3,900ft²)

(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:

Rating Authority:	Nottingham City Council
Rateable Value:	£28,500
Anticipated Rates Payable:	£12,226.50

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

Energy Performance Certificate

The EPC will be reassessed following the refurbishment.





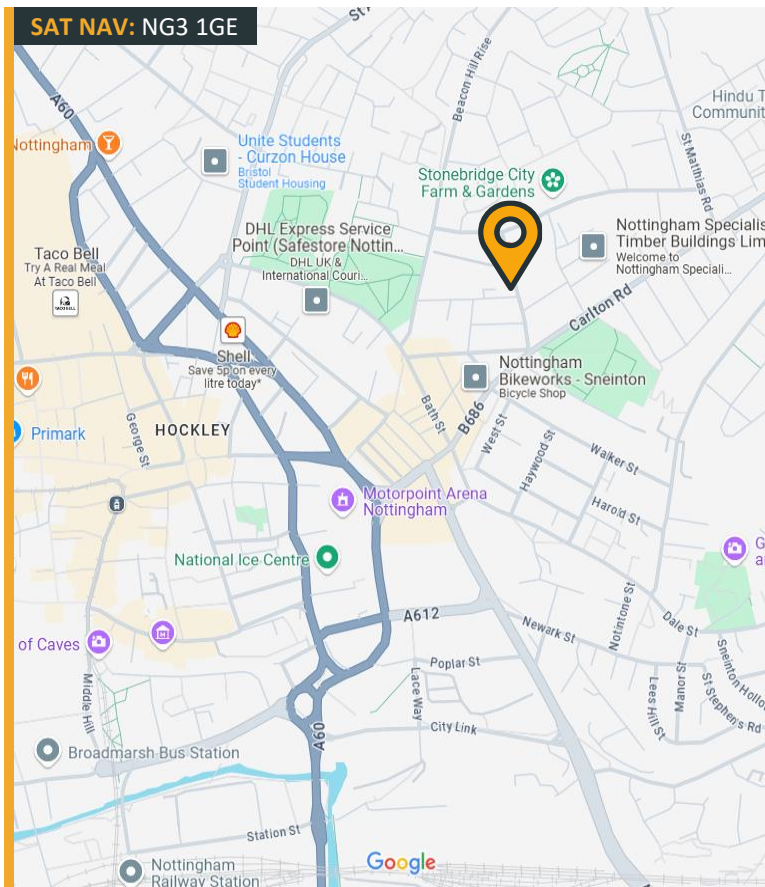
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Rent and Lease Terms

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:

£40,950 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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