

DECORUM PARK



A development by DECORUM ESTATES

HOLLYGATE LANE \ COTGRAVE \ NOTTINGHAMSHIRE \ NG12 3HA



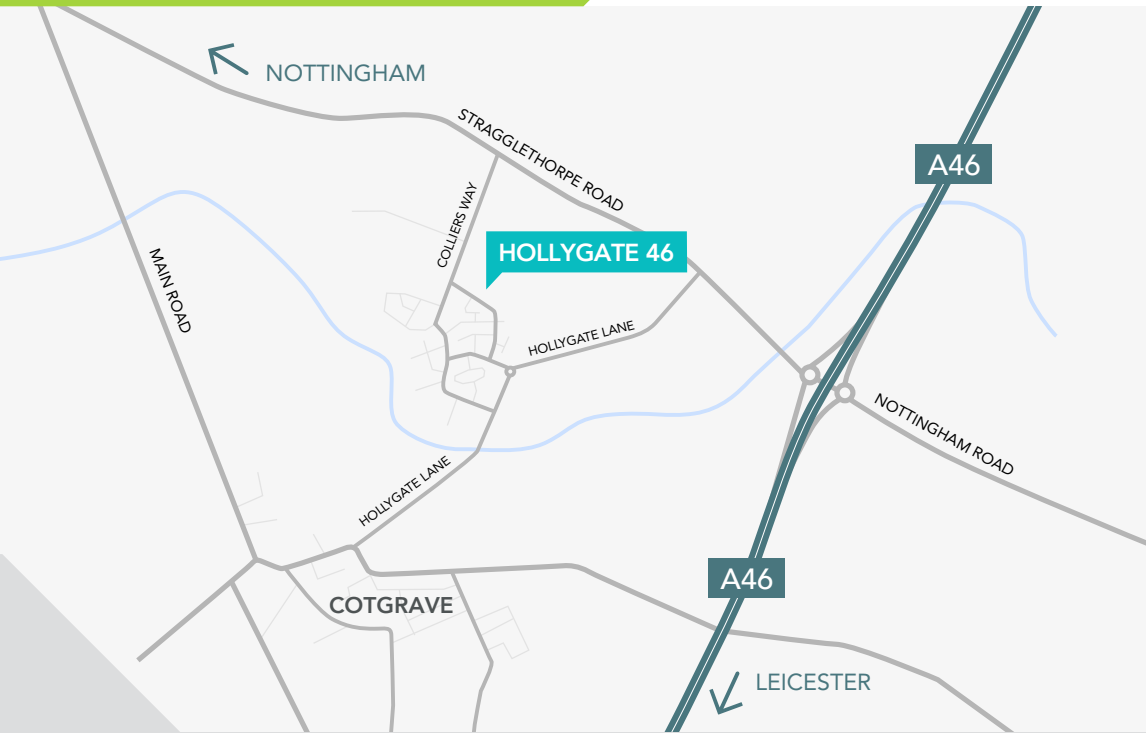
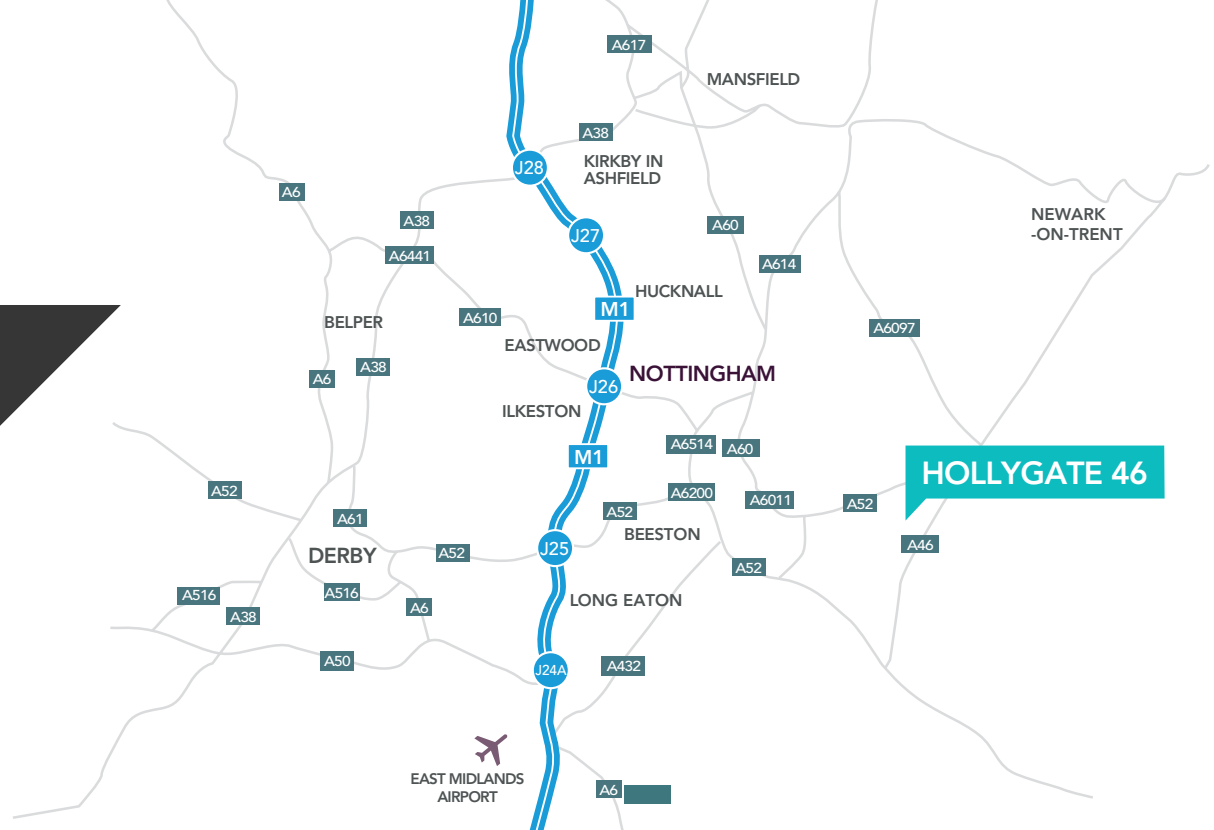
- ✔ RARE OPPORTUNITY TO PURCHASE
- ✔ ESTABLISHED AND HIGHLY POPULAR LOCATION
- ✔ PERFECT FOR START UP BUSINESSES
- ✔ FANTASTIC ACCESS TO A52/A46

11 BRAND NEW HIGH QUALITY INDUSTRIAL UNITS FOR SALE

Location

Decorum Park is conveniently located within the established Hollygate Lane industrial development in Cotgrave. This location offers fantastic access to the A52 and A46 trunk roads as well as being only 10 minutes away from Nottingham.

SAT NAV NG12 3HA



DESTINATION

MILES

Bingham	3.75 miles
Nottingham	5 miles
Grantham	15 miles
Leicester	23 miles
Derby	24 miles
Sheffield	50 miles
Birmingham	66 miles

The Property

Decorum Park will comprise 11 self-contained micro industrial units of steel framed mono pitched construction. Elevations are a combination of brick/blockwork and lined and insulated profiled steel cladding. Service access is provided to each unit via an automated sectional overhead door approx. 3.0m x 5.0m high with adjacent pedestrian access.

Internally each unit can accommodate a WC and kitchen facility. Incoming occupiers have the option of mezzanine floors being installed in the three largest units, this will be priced separately.



Accommodation

UNIT	SQ FT	PARKING	
1	1,270	4 spaces	
2	1,270	4 spaces	
3	1,270	4 spaces	
4	1,270	4 spaces	
5	940	3 spaces	
6	940	3 spaces	
7	940	3 spaces	
8	940	3 spaces	
9	1,600	5 spaces	Optional 400 sq ft mezz
10	1,600	5 spaces	Optional 400 sq ft mezz
11	1,600	5 spaces	Optional 400 sq ft mezz



TENURE

Freehold with vacant possession granted on completion.

RATES

The development will not be assessed for rating purposes until completion however it is likely each unit will qualify for Small Business Rates relief. Prospective purchasers must satisfy themselves that they qualify by contacting the local authority prior to submitting any offer to purchase.



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SERVICE CHARGE

A service charge will be levied in respect of common area signage, lighting, fencing security, maintenance, and landscaping. Each owner/occupier will be responsible for a contribution to the overall cost based on floor area occupied as a % of the development as a whole.

PLANNING

A planning application for the development has been submitted to Rushcliffe BC under reference: 23/00229/FUL.

RESTRICTIVE COVENANT

Please note a restrictive covenant will be placed on the units preventing motor trade/garage/ vehicle workshop occupancy.

VAT

VAT is applicable to the purchase price and service charge at the prevailing rate.

EPC

Energy Performance Certificates will be issued on completion of the development.



MONEY LAUNDERING:

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS

Each party to the transaction will bear their own legal costs.

VIEWING



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A development by

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