

MUSSON LIGGINS

NOTTINGHAM

UNIT 19

£22,500

PER ANNUM EXCLUSIVE

174.70 sq m (1,880 sq ft)

TO LET

Single Storey
Industrial Space

Unit 19,
Salisbury Square,
Lenton,
Nottingham,
NG7 2AB

 **0115 941 5241**

 **Jack@mussonliggins.co.uk**

 **mussonliggins.co.uk**

MUSSONLIGGINS



GENERAL DESCRIPTION

The subject property comprises single storey industrial space with cellular office accommodation.

FEATURES

- ▶ ROLLER SHUTTER ACCESS
- ▶ W/C FACILITIES
- ▶ DESIGNATED PARKING



Unit 19,
Salisbury Square,
Lenton,
Nottingham,
NG7 2AB



LOCATION

The subject property is situated within Salisbury Square in Lenton, Nottingham, with a frontage facing the square. The surrounding area comprises a mix of retail, commercial, and residential properties.

The property benefits from excellent connectivity, with the A52 (Derby Road) located a short distance to the north, providing direct access to Nottingham city centre, approximately 1.5 miles to the east. The A52 also connects to Junction 25 of the M1 Motorway, situated approximately 6 miles to the west, facilitating access to the wider motorway network.

DESCRIPTION

The subject property comprises an end-terrace industrial/warehouse unit of steel construction with part brick and part metal clad elevations beneath a pitched roof. The unit is part of a larger estate of similar units, benefitting from a prominent corner position within the development.

The accommodation provides predominantly open-plan warehouse/workshop area with an ancillary office and W/C facilities. The unit is accessed via a manually operated roller shutter door, with a separate pedestrian access door to the side.

The internal specification includes a concrete floor, LED strip lighting, and an eaves height of 3M suitable for a variety of light industrial, trade counter, or storage uses.

Externally, the property benefits from a forecourt area providing designated parking spaces and loading access. Additional on-street parking is available within the estate.

Unit 19	M ²	Ft ²
Accommodation	174.70	1,880





BUSINESS RATES

The rateable value is: **£9,200**

This is not the amount you will pay. Budget figures are available from the Agents.

For further information on Rates Payable and Small Business Rates Relief contact Nottingham City Council

PLANNING

We understand that the property has Planning Consent for its existing use.

For further information, please contact Nottingham City Council

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

TERMS

The premises are available To be Let by way of a Full Repairing and Insuring lease

RENT

£22,500 (Twenty Two Thousand Five Hundred Pounds)
Per Annum Exclusive

SERVICES

We understand that mains electricity, water and drainage are connected to the premises.

However, we recommend that interested parties contact the relevant service providers to confirm this.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

Jack Farrell BSc (Hons) MRICS
Jack@mussonliggins.co.uk

 info@mussonliggins.co.uk

 0115 941 5241

 mussonliggins.co.uk



MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS



Brigade House 5, Albion Street,
Beeston, Nottingham NG9 2PA



**VALUATION
REPORTS**



**COMMERCIAL
SALES & LETTINGS**



**LANDLORD &
TENANT ADVICE**

At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



JACK FARRELL BSc (HONS) MRICS
ASSOCIATE DIRECTOR



0115 941 5241



Jack@mussonliggins.co.uk



mussonliggins.co.uk