



TO LET

UNIT 3, OAK HOUSE

MOORGREEN INDUSTRIAL PARK,
ENGINE LANE, MOORGREEN,
NOTTS NG16 3QU

3,385 sq ft (314.5 sq m)

Self-contained industrial unit on popular Estate

- Established and highly sought-after industrial estate
- Modern and well-maintained industrial unit
- Simple lease format with rent paid monthly
- Extensive on-site car parking
- Secured site with on-site management
- Available for a variety of uses



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG

**NEW
INSTRUCTION**





LOCATION

Eastwood is easily reached by leaving Nottingham on the B600. This in turn provides direct access to the M1 Motorway at J27 via the B600 Watnall Road and A608 and to J26 via the B600 A610.

The Moorgreen Industrial Park extends to some 200,000 sq ft. The area has been the focus of considerable activity over recent years. The park now accommodates a wide range of locally based companies. The Moorgreen Industrial Park benefits from ongoing investment supervised by an on-site management team.

DESCRIPTION

Unit 3 fronts Oak House and is a modern end-terraced light industrial unit of steel portal framed construction with cavity brick and blockwork elevations surmounted by lined and insulated double skin plastisol coated profiled steel cladding under a similarly clad roof.

Loading is provided to the front elevation by means of a manually operated steel roller shutter door with separate pedestrian access point. The height to the underside of the eaves is approx. 5m.

Constructed within the unit are office and administration facilities along with male and female WC's.

ACCOMMODATION

Measured on a Gross Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Unit 3	314.5	3,385
TOTAL GIA	314.5	3,385

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

SERVICES

All mains services, with the exception of gas, are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

RICHARD SUTTON

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EPC

The EPC details can be released by the agent upon request.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

PLEASE NOTE ALL MOTOR TRADE RELATED USES ARE PROHIBITED ON THE DEVELOPMENT

BUSINESS RATES

Charging Authority:	Broxtowe Borough Council
Description:	Warehouse and premises
Rateable Value:	£15,750
Period:	2025/26

TENURE

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

RENT

£25,400 per annum.

SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of common and landscaped areas within the estate charged at 6% of the headline rent. Buildings insurance is charged in addition to the service charge.

VAT

VAT is applicable to the rent/service charge at the prevailing rate.

LEGAL COSTS

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

OUR ANTI-MONEY LAUNDERING POLICY

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 tenant.



PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photograph. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. www