



**TO LET**

# ABBNEYFIELD ROAD

NOTTINGHAM NG7 2SZ

462 sq m **(4,973 sq ft)**

Self-contained warehouse with good quality offices

- 6m eaves height
- Prominent position in established location
- Ample parking
- Heated warehouse
- 3 phase electricity
- Good quality offices
- 4.6m concertina door
- Warehouse 12.5m x 24.4m



NG Chartered Surveyors

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

**NEW LEASE  
AVAILABLE**



## LOCATION

The property occupies an enviable position on Abbeyfield Road, with linear frontage to the A52 Nottingham ring road. The property has links directly to the A453 dual-carriageway and the M1 Motorway thereafter.

## DESCRIPTION

The property is a light industrial unit constructed of brick elevations with a steel portal frame, surmounted by a pitched roof.

Internally, the property comprises good quality warehousing with integral ground floor office accommodation. The warehouse consists of a concrete floor and heating, with access to the warehouse by means of a manual concertina door (3.4m x 4.6m) and a minimum working height of 6m.

## ACCOMMODATION

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

	SQ M	SQ FT
Warehouse	305	3,283
Offices	157	1,690
<b>TOTAL GIA</b>	<b>462</b>	<b>4,973</b>

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

## SERVICES

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

## EPC

An EPC is available upon request. For further details please contact the marketing agents.

## 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.

## BUSINESS RATES

Please contact the marketing agents for further information.

## TENURE

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

## RENT

**£37,500 per annum.**

## VAT

VAT is not applicable.

## CONTRACT FEE

The ingoing tenant will be required to contribute £1,000 plus VAT towards the landlord's 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.

