



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
TOTAL GIA	462	4,973

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.

