

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

· PROPERTY ·

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· PARTICULARS ·

TO LET

INDUSTRIAL UNITS

AVAILABLE SIZES

- Unit 1 178.35 sq m (1,919 sq ft)
- Unit 2 363.07 sq m (3,907 sq ft)
- Unit 3 181.65 sq m (1,955 sq ft)
- Unit 4 486.08 sq m (5,331 sq ft)
- Unit 5 781.80 sq m (8,415 sq ft)
- Unit 6 182.77 sq m (1,967 sq ft)



**INDUSTRIAL UNITS
STAPLEFORD ROAD
TROWELL
NOTTINGHAM
NG9 3PS**

SITUATION AND DESCRIPTION

The properties are located upon Stapleford Road in a well established industrial location between the suburbs of Trowell and Stapleford, within close proximity of Junctions 25 and 26 of the M1 Motorway.

The A52 Brian Clough Way is located within close proximity providing excellent access to both Nottingham and Derby.

The properties comprise primarily of industrial space, potentially suitable for a wide variety of industrial uses, including factory use, workshop, warehousing and storage.

The properties are generally of steel framed construction with brick elevations, benefiting from a good eaves height with separate loading and car parking facilities.

ACCOMMODATION

All measurements have been taken on a gross internal area basis and should be verified by the ingoing tenant.

		<u>Asking Rent (pax)</u>
<ul style="list-style-type: none"> • <u>Unit 1</u> 	178.35 sq m (1,919 sq ft)	£6,000
<p>The unit provides primarily industrial space with office and WC facilities, benefiting from an eaves height of approximately 3.6 metres (12'), roller shutter doors to the front and side elevation and a separate personal access door.</p>		
<ul style="list-style-type: none"> • <u>Unit 2</u> 	363.07 sq m (3,907 sq ft)	£11,750
<p>The unit provides primarily industrial space with office and WC facilities benefiting from an eaves height of approximately 3.6 metres (12') accessed via a roller shutter door with a separate personal access door to the front elevation.</p>		
<ul style="list-style-type: none"> • <u>Unit 3</u> 	181.65 sq m (1,955 sq ft)	£6,000
<p>The unit provides primarily industrial space, benefiting from an eaves height of approximately 3.6 metres (12'), accessed via a concertina and roller shutter door, with separate personal access door to the front elevation.</p>		
<ul style="list-style-type: none"> • <u>Unit 4</u> 	486.08 sq m (5,331 sq ft)	£16,000
<p>The unit provides primarily industrial space, with an eaves height of approximately 3.6 metres (12'), with separate male and female WC facilities, accessed via a roller shutter door.</p>		

Asking Rent (pax)

- **Unit 5** **781.80 sq m (8,415 sq ft)** **£21,000**

The unit provides primarily industrial space and situated on the right hand side of the Estate. The unit benefits from an eaves height of approximately 3.6 metres (12'), full eaves height concertina door and separate personal access door.

- **Unit 6** **182.77 sq m (1,967 sq ft)** **£6,000**

The unit provides primarily industrial space benefiting from an eaves height of approximately 3.6 metres (12'), roller shutter door and separate personal access door.

NOTE

Units 3 & 4 can be combined to create a single industrial unit.

RATING

There are currently a number of assessments on the Estate and we understand that the units remaining on the Estate are not currently assessed for Rating purposes.

We would recommend that enquiries are made of Broxtowe Borough Council to assist in trying to establish the likely rates payable from the date of occupation.

PLANNING

Formal enquiries with regard to any proposed use of the property should be directed towards Broxtowe Borough Council Planning Control Department, telephone 0115 917 7777

RENTAL

The units are available to let by way of a new lease at asking rents as stated herein for a flexible term of years to be agreed, on an internal repairing and insuring basis.

Each lease is to be excluded from Sections 24 – 28 of the Landlord & Tenant Act 1954.

VIEWING

By appointment only through the sole agents.

**Musson Liggins
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ML/TGS/251(Rev 06/08)

SUBJECT TO CONTRACT

PROPERTY MISDESCRIPTIONS ACT 1991 NOTICE

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- i) The particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, any offer or Contract;
 - ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given in good faith and without responsibility and are believed to be correct, but intending Purchasers or Tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
 - iii) No person in the employment of Musson Liggins Limited has any authority to make or give any representation or Warranty whatever in relation to this property.
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- 1 All dimensions, distances and floor areas are approximate and for guidance purposes only.
 - 2 Information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by Solicitors.
 - 3 Information as to Rating matters and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to verify this information in writing prior to entering into any commitment to purchase or lease.
 - 4 All plans supplied by the Agents are provided solely to assist in the identification of the property.
 - 5 All figures quoted are exclusive of VAT unless expressly stated to the contrary. All interested parties are strongly recommended to satisfy themselves as to the position on VAT by independent written enquiry.
 - 6 All information on the availability of mains services is based on information supplied by the Vendor/Lessor. All other statements regarding service installations do not warrant the condition or serviceability of the installations referred to.
- All statements contained in these particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note that all distances and floor areas are approximate and are given for guidance purposes only and information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Lessees are recommended to have this information verified by their Solicitor and Chartered Surveyor.