

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

·PROPERTY·

30 Clarendon Street
Nottingham
NG1 5HQ
Tel: 0115 941 5241

·PARTICULARS·

TO LET

**UNIT 37
NOTTINGHAM SOUTH &
WILFORD LANE INDUSTRIAL ESTATE
RUDDINGTON LANE
NOTTINGHAM
NG11 7EP**



MODERN WAREHOUSE/INDUSTRIAL PREMISES

343.46 SQ M (3,696 SQ FT) APPROX



LOCATION

Nottingham South and Wilford Industrial Estate is a popular and well-established "South of the River" Industrial Estate at Ruddington Lane, Wilford, located approximately 2 miles to the south of Nottingham City Centre.

The Estate is well positioned to the south of the River Trent, providing good access to the A52 and Nottingham's Outer Ring Road system, which in turn, provides access to the greater Nottingham area including Junctions 24 and 25 of the M1 Motorway all within a relatively short drive time.

The Estate can be accessed from Nottingham City Centre via Trent Bridge, Loughborough Road, Wilford Lane and Ruddington Lane or alternatively from the A614 Clifton Boulevard at its junction with Loughborough Road.

DESCRIPTION

The property offers modern mid-terrace, single storey light industrial/warehouse accommodation of steel portal frame construction on this very popular industrial estate.

The accommodation benefits from a mezzanine floor (which can be removed if required), electronically operated roller doors being approximately 4.02 m high by 4.01 m wide, as well as a separate personal access door and fire exit to the rear.

Internally the property also provides for a trade counter with additional office to the rear and separate male and female WC facilities.

Externally and to the front elevation there is a concrete surface forecourt with car parking for approximately 4 vehicles, accessed directly off the Estate Road.



ADDITIONAL INFORMATION

- Minimum eaves height of 5.30m, rising to 7.15m at its pitch.
- Powermatic warm air blower serving the warehouse accommodation.
- Gas combination boiler serving hot water radiators.
- Suspended ceiling and Category II lighting within the office accommodation.
- Perimeter computer trunking to office areas, with ample 13 amp power points.
- Electrically operated roller shutter door.
- Security shutters.
- Red Care burglar alarm and fire alarm system.



ACCOMMODATION

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

We would describe the accommodation as follows.

Gross Internal Area 343.46 m² 3,696 ft²

To include:

Ground floor area 210.86 m² 2,269 ft²

In-situ mezzanine floor 107.40 m² 1,156 ft²

Additional mezzanine 25.20 m² 271 ft²

SERVICES

We understand that all main services are connected to the property including mains water, drainage, gas and electricity, as well as the availability of a 3 phase electrical supply.

RATING ASSESSMENT

We have made enquiries of the Valuation Office Agency – Rating List on the Internet and the property is currently assessed for rating purposes as follows.

- 2010 Rateable Value £7,900

We would advise all interested parties to make their own enquiries with regard to the rates payable.

PLANNING

From verbal enquiries of Rushcliffe Borough Council, the property has B8 planning consent within the Town and Country Planning (Use Class) Order of 1987.

However, it is advised that all prospective tenants make their own enquiries of Rushcliffe Borough Councils Planning Control Department, telephone 0115 981 9911.

LEASE TERMS

The premises are available by way of a new lease for a minimum term of 3 years on a Full Repairing and Insuring basis.

RENT

Rental offers in the region of **£18,000 (Eighteen Thousand Pounds)** per annum exclusive are being sought.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in connection with this transaction.

VIEWING

By appointment only through the sole agents.

**Musson Liggins
30 Clarendon Street
Nottingham
NG1 5HQ**

Tel: 0115 941 5241

Fax: 0115 950 0946

Please ask for David Bladen

E-mail: dcb@mussonliggins.co.uk

ML/DCB/259

SUBJECT TO CONTRACT

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