

# MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

·PROPERTY·

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

·PARTICULARS·

## TO LET

### \*\*GENEROUS RENT INCENTIVES AVAILABLE\*\*

STAPLEFORD ROAD, TROWELL,  
NOTTINGHAM, NG9 3PS



**465.14 SQ M (5,007 SQ FT)**

- Good access to M1 Motorway Junctions 25 & 26
- Secure Site
- Units available from **£3.00 per square foot p.a.x.**



## SITUATION AND DESCRIPTION

The property is located on 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 property comprises primarily of industrial space, potentially suitable for a wide variety of industrial uses, including factory use, workshop, warehousing and storage.

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

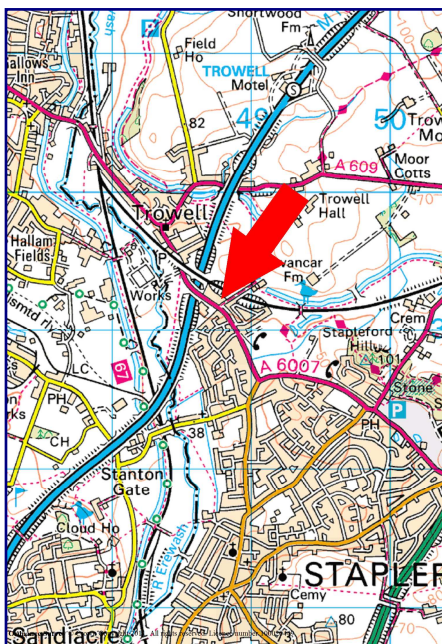
## ACCOMMODATION

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

- **465.14 sq m (5,007 sq ft)**

## RATING

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 unit is available to let by way of a new lease for a flexible term of years to be agreed, on an internal repairing and insuring basis for **£15,000 (Fifteen Thousand Pounds)** per annum exclusive. Service charges will also apply.

The 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**  
**30 Clarendon Street**  
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**NG1 5HQ**

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**ML/DCB/268**  
**SUBJECT TO CONTRACT**

### PROPERTY MISDESCRIPTIONS ACT 1991 NOTICE

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- 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.
- 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.
- All plans supplied by the Agents are provided solely to assist in the identification of the property.
- 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.
- 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

