

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

· PROPERTY ·

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· PARTICULARS ·

INDUSTRIAL / WAREHOUSE & OFFICE PREMISES

TO LET (MAY SELL)

8,684 SQ M (93,556 SQ FT) (MAY SPLIT)

WILSTHORPE ROAD, LONG EATON NOTTINGHAM NG10 3LP



- **2.53 Acre Site (1.02 Ha)**
- **Ample On Site Parking (Approx 50 Spaces)**
- **B2 Planning Consent (alternative uses subject to planning)**
- **Office and Industrial Accommodation**
- **Potential to Split**
- **Offered to the Market due to Relocation**



SITUATION AND DESCRIPTION

The property is prominently situated with extensive frontage to Wilsthorpe Road with easy access to Junctions 24 and 25 of the M1 Motorway, the A50 Stoke/Derby link and also the M42 Motorway providing fast access to Birmingham, approximately 15 minutes distant.

Long Eaton itself is strategically well placed being equidistant between Nottingham and Derby, these regional centres being accessed by way of the A52 trunk road from its intersection with Junction 25 of the M1 Motorway, approximately 5 minutes distant.

The property comprises extensive industrial premises, with offices/showroom area and is considered to be potentially suitable for a wide variety of industrial uses.

The property benefits from parking to the side elevation approached from Wilsthorpe Road.

ACCOMMODATION

	sq m	sq ft
Ground Floor		
Manufacturing Area / Reception	7,548.90	81,226
First Floor		
Offices	1,135.70	12,220
Total GIA	8,684.60	93,446

Note

We would recommend that any potential Tenant/Purchaser should satisfy themselves as to the precise area of the property.

SERVICES

We understand that all mains services are connected to the property, including gas, electricity, mains water and drainage.

BUSINESS RATES

We have made enquiries of the Valuation Office Agency and the subject property is currently assessed for Rating purposes as a Factory and Premises with a 2005 Rateable Value of £135,000.

RENT

From £1.50 per square foot plus rates and insurance.

TENURE

The property is available by way of a new Fully Repairing and Insuring lease on flexible terms to be agreed between the parties. The lease will be excluded from the Security of Tenure provisions in the Landlord and Tenant Act 1954 Sections 24 – 28 inclusive.

PLANNING

The property may be suitable for alternative uses, subject to obtaining the relevant planning approvals. All enquiries should be made to Erewash Borough Council Planning Department on 0845 907 2244.

VIEWING

Strictly by appointment only through the Sole Agents.

**Musson Liggins
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Please Ask For

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or

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SUBJECT TO CONTRACT



PROPERTY MISDESCRIPTIONS ACT 1991 NOTICE

Musson Liggins Limited, for themselves and the Vendors or the Lessors of the property whose Agents they are, give notice that:

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.



(FOR IDENTIFICATION PURPOSES ONLY)