

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

·PROPERTY·

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

·PARTICULARS·

TO LET

**ALEXANDER HOUSE
BLIDWORTH INDUSTRIAL ESTATE
BURMA ROAD
BLIDWORTH
NOTTINGHAMSHIRE
NG21 0RT**



- **394.93 m² (4,251 ft²) GIA**
- **Modern Workshop Plus Ancillary Office Accommodation**
- **Designated Parking for 10/12 cars (approx)**
- **Established Industrial Location**
- **Fast Communication Links (A60, M1 J27 & Mansfield town centre)**



LOCATION

The property is located in an established industrial location, with frontage to Burma Road, on the Blidworth Industrial Estate.

Burma Road links with Mansfield Road (the B6020) providing fast communication links to Mansfield town centre approximately 4.5 miles distance to the north east of the subject property. The B6020 to the east fast links also to J27 of the M1 Motorway.

Located approximately 10 miles to the south of the property is Nottingham City Centre.

DESCRIPTION

The property comprises a modern light industrial unit with ancillary office accommodation, extending to approximately 394.93 m² (4,251 ft²).

The unit was originally built in 1997 for owner occupation by the vendor and is therefore of a high specification on its own secure gated site with designated car parking for approximately 10/12 cars.

Internally the unit has a main light industrial area having a minimum eaves height of 3.85m with galvanised roller shutter door access.

Incorporated within the unit are ground floor offices, staff room, kitchenette and w/c facilities. At first floor level are two further offices/conference rooms.

ACCOMMODATION

We confirm the property has been measured in accordance with the current Code of Measuring Practice of The Royal Institution of Chartered Surveyors and is measured on a gross internal area basis.

<u>Alexander House</u>		
GF GIA	363.33 m ²	3,911 ft ²
FF Offices	31.60 m ²	340 ft ²
Total Floor Area	394.93 m ²	4,351 ft ²

SERVICES

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

PLANNING

We understand that the property has current planning consent for use as B1 Light Industrial. Any prospective tenant should make enquiries with Newark and Sherwood District Council on 01636 650 000.

RATING

We have made enquiries of the Valuation Office Agency and the premises is currently assessed for business rates purposes as follows:

2010 Rateable Value £ 13,750

Prospective Tenants should make their own enquires relating to the business rates payable for their specific occupation.



TENURE

The premises are available to let on a new Lease on terms to be negotiated subject to contract and satisfactory covenant.

RENT

The premises are available To Let at an annual rental of **£20,000 (Twenty Thousand Pounds) exclusive**.

VAT

We have been informed that VAT will not be payable on the rent.

COSTS

Each party is to be responsible for their own legal and other costs in any transaction.



