MUSSON
LIGGINS

CROPWELL BUTLER

UPPER SAXONDALE BUSINESS PARK

TO LET

Storage Land
0.75 acres

£20,000

PER ANNUM EXCLUSIVE

Land at Upper Saxondale Business Park
Cropwell Butler
Nottingham
NG12 2JS

0115 941 5241
William@mussonliggins.co.uk
mussonliggins.co.uk

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Land at Upper Saxondale Business Park
Cropwell Butler
Nottingham
NG12 2JS

LOCATION

The subject property is located at Upper Saxondale Business Park, a modern commercial development situated off Henson Lane near Cropwell Bishop, approximately 7 miles south-east of Nottingham city centre.

The location benefits from good road connectivity, with the A52 providing access to Nottingham, Grantham and the wider East Midlands. The A46 is also within reasonable driving distance, offering onward connections to Leicester, Newark and the national motorway network. Junction 24 of the M1 Motorway lies approximately 15 miles to the south-west.

DESCRIPTION

The land comprise 0.75 acres of storage land which may be suitable for a variety of uses.

We are informed that water and power can be made available to the site boundary if required.

The land benefits from CCTV monitoring.

BUSINESS RATES

For further information regarding rates payable and small business rates relief, please contact Rushcliffe Borough Council.

PLANNING

For further information, please contact Rushcliffe Borough Council.

VAT

The rental amount is quoted exclusive of Value Added Tax (VAT).

RENT

£20,000 Per Annum Exclusive
(Twenty Thousand Pounds)

TERMS

The premises are available to rent on new flexible lease terms to be agreed.

SERVICES

The site is currently unserviced although we are informed power and water can be made available to the site boundary if required.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

William Cowley
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Matthew Wade BSc (Hons) MRICS
Matthew@mussonliggins.co.uk

MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS

Brigade House 5, Albion Street,
Beeston, Nottingham NG9 2PA

VALUATION REPORTS

COMMERCIAL SALES & LETTINGS

LANDLORD & TENANT ADVICE

At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.

MATTHEW WADE BSC (HONS) MRICS
DIRECTOR

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