



Ranch House
1 Chapel Lane
Bingham
Nottingham
NG13 8GF

£35,000
per annum exclusive

LARGE SELF CONTAINED OFFICE PREMISES WITH STORAGE

1,026.81 sq m (11,053 sq ft)

Approximate Net Internal Area

TO LET

FEATURES INCLUDE....

POPULAR BUSINESS LOCATION | SECURE GATED PARKING | GOODS LIFT

Location

Bingham is a popular market town in the borough of Rushcliffe, situated approximately 10 miles from Nottingham City Centre. The town is conveniently situated for with good transport links to the M1 and A1 motorways via the A46. The A46 links with the A52 which heading west leads to Nottingham City Centre, approximately 10 miles due west of the subject premises.

The property itself is located within the main commercial area of Bingham and is surrounded by well-established retailers such as Lidl, Aldi, Sainsbury's Local, Costa Coffee and Co-Op Food.

The property occupies a prominent position on Chapel Lane opposite Moorbridge Industrial Estate.

Description

The subject premises are accessed via the Right-hand side of the front elevation, the property is of brick & blockwork construction beneath a pitched roof.

The property benefits from a fully fitted portioned office space with an automatic sensor control lighting system.

The storage area includes a goods lift and is heated via a gas fired warm air blower.

Externally there are approximately 15 car parking spaces available in the designated parking area to the front of the building



Accommodation

OFFICE	759.11 m ² 8,171 ft ²
OTHER STORAGE	209.59 m ² 2,256 ft ²
KITCHEN/BREAK	58.02 m ² 625 ft ²
TOTAL	1,026.81 m² / 11,053 ft²

Approximate Net Internal Floor Area

Map View

Plan View

Planning

We understand that the property has planning consent for its current use.

For further information please contact Rushcliffe Borough Council on 0115 981 9911.

Business Rates

2017 Rateable Value	£27,750
Rates Payable 2018/2019	£13,320

Rent

£35,000 per annum exclusive.

Terms

The unit is available by way of a new Lease for a term of years to be agreed.

VAT

Unless stated all prices are quoted exclusive of VAT.

Legal Costs

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

Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

Services

We understand that gas, electricity, water and drainage are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

Viewing

Strictly by prior appointment through the Sole Agents, Musson Liggins.