



1 KEMMEL ROAD
BULWELL
NOTTINGHAM
NG6 9FH

£18,000 pax

TO LET

SELF CONTAINED INDUSTRIAL UNIT

294.44 m² / 3,169 ft²

Gross Internal Area

FEATURES INCLUDE....

SECURE GATED YARD | EXCELLENT LINKS WITH M1 | OFF ROAD PARKING | SECURITY SHUTTERS

Location

The premises are located on Kemmel Road approximately four miles north of Nottingham City Centre.

Kemmel Road is accessed via Piccadilly Road within the suburb of Bulwell in Nottingham. The subject property is located close to the Junction with the Highbury Road therefore being located approximately 3 miles to the north of Nottingham City Centre.

The premises are also well situated, being closely located to junction 26 of the M1 which is approximately 3 miles to the west.

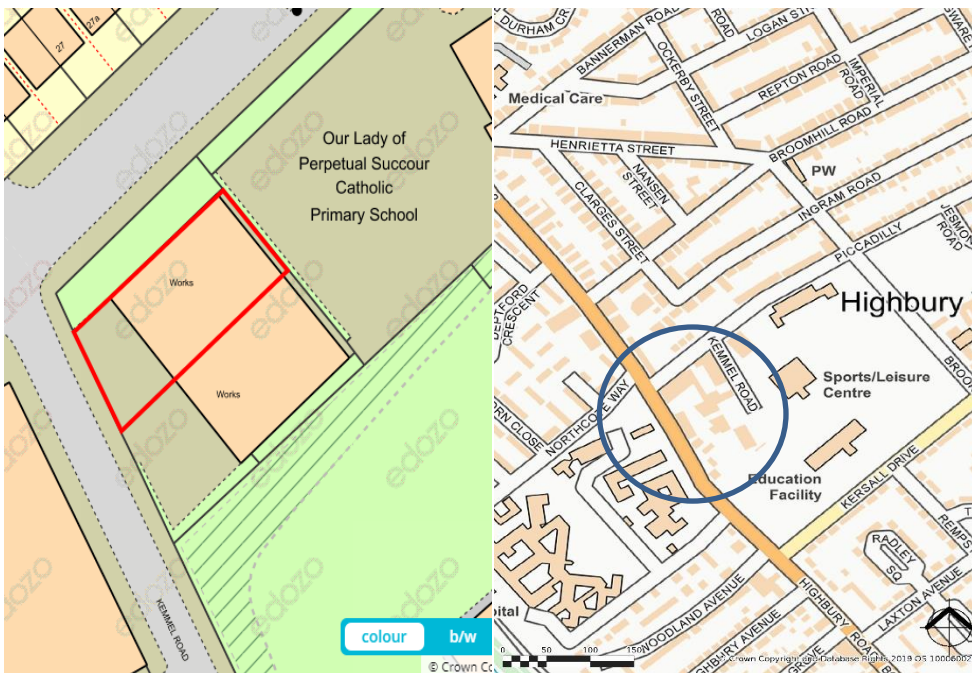
Description

The premises comprises of a modern single storey industrial warehouse unit within the suburb of Bulwell.

The property is construction of full height brickwork under a pitched corrugated roof, interspersed with sky lights.

Internally the property provides accommodation over ground floor including office and W/C facilities.

The property further benefits from a secure gated yard towards the front of the property including off road parking.



Accommodation

Warehouse 294.44m² / 3,169 ft²

Approximate Gross Internal Floor Area

Plan View

Map View

Planning

Interested Tenants must satisfy themselves that the premises have consent for their intended use.

For further information, please contact Nottingham City Council on 0115 915 55 55

Business Rates

The property has a Rateable Value of £9,700 pa

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Rent

£18,000 per annum exclusive

Terms

The premises are available on a new Lease on terms to be agreed for the whole premises.

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.

EPC

A copy of the EPC is available upon request.

Services

We understand that electricity and water 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.