



Unit 3  
St James Business Park  
Radcliffe on Trent  
Nottingham  
NG12 2JP

**£46,000**  
per annum exclusive

## HIGH QUALITY INDUSTRIAL UNIT

**708.57 sq m (7,626 sq ft)**

Approximate Gross Internal Floor Area

# TO LET

### FEATURES INCLUDE....

PRESTIGIOUS DEVELOPMENT | AMPLE PARKING | EXCELLENT STRATEGIC LOCATION

#### Location

St James Business Park is close to the picturesque village of Radcliffe on Trent, in the Vale of Belvoir, yet only approximately 7 miles from Nottingham City Centre.

Located off the A52, the Park is ideally situated for easy commuting distance to Newark, Leicester, Grantham and Nottingham.

Rail services link Radcliffe with Nottingham and Grantham. A frequent bus service links Nottingham to Bingham, with bus stops at the entrance to the Business Park. The nearby village centres of Radcliffe on Trent and Bingham provide a wide range of shops and amenities.

#### Description

St James Business Park is a development of high-quality barn conversion offices and extensively refurbished industrial units.

Unit 3 comprises of a detached self-contained industrial unit with roller shutter access together with fully fitted office accommodation.

This unit has its own forecourt area for loading and parking.



## Planning

Ingoing tenants should ensure that their use complies within planning regulations. For further information please contact Rushcliffe Borough Council on 0115 981 9911.

## Business Rates

2017 Rateable Value                      £25,500

This is not the amount you will pay. Budget figures are available from the Agents. For further information on Rates Payable and Small Business Rates Relief contact Rushcliffe Borough Council on 0115 981 9911.

## Rent

**£46,000 per annum exclusive.**

## Terms

The premises are available to let by way of an effective Full Repairing and Insuring Lease for a Term of years to be agreed.

## Estate Charge

The Business Park is managed by an Estate Charge which covers expenses incurred relating to the communal areas. Further information is available upon request.

## VAT

VAT will be payable in addition to the rent. The position with regard to VAT is reserved at all times and interested parties are advised to seek independent advice in relation to this matter.

## 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 mains 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 letting agents, Musson Liggins.