



Unit 21
Park Lane Business Centre
Old Basford
Nottingham
NG6 0DU

GUIDE PRICE
£500,000

FREEHOLD

INCOME PRODUCING INVESTMENT

292.38 m² (3,146 ft²)

Approximate Gross Internal Area

FOR SALE

FEATURES INCLUDE:

INCOME PRODUCING | HIGH QUALITY ACCOMMODATION | KITCHEN & WC FACILITIES | DESIGNATED PARKING

Location

The subject property is situated within the Park Lane Business Centre, a modern development of commercial units off Park Lane in the Basford area, a northwest suburb of Nottingham.

Park Lane leads into St Albans Road which links with the A611, Hucknall Road, via Kersall Drive. The A611 provides direct access to Nottingham City Centre approximately 3 miles distance to the southeast of the subject property.

Junction 26 of the M1 Motorway is within 3 miles distance to the west of the subject property accessed via the A610.

Basford is surrounded by the areas of Bestwood, Sherwood, New Basford, Bobbersmill, Aspley, Broxtowe and Bulwell, with Bulwell train station being approximately 1.5 miles distance to the northwest of the subject property accessed via Highbury Road.

Description

The property comprises a modern two-storey hybrid office/ warehouse building of steel portal frame construction, with brickwork elevations beneath a composite tiled roof.

The principal features of the specification are as follows:-

- Ground and first floor predominantly open plan space
- Ground floor warehouse unit with designated entrance and security shutter.
- Suspended ceiling with inset lighting.
- Air-conditioned throughout.

The premises further benefit from designated parking for 5 vehicles in total.



Plan View

Map View

Accommodation

Ground Floor	148.45 m ² / 1,597 ft ²
First Floor:	143.93 m ² / 1,549 ft ²
TOTAL:	292.38 m² / 3,146 ft²

APPROXIMATE NET INTERNAL AREAS

Planning

We have identified that the property has a Lawful Use within Class E and B8. This should be confirmed through appointed solicitors.

Business Rates

Rateable Value: £24,750

For further information please contact Nottingham City Council on 0115 915 4819.

Guide Price

£500,000

Tenure

The property is available to purchase on a freehold basis.

Existing Tenancies

The property is currently occupied by Roodsafe Limited. The premises will be sold subject to a new 10-year lease at a rent of £34,000 per annum exclusive.

Energy Performance Rating

Copies of the Energy Performance Certificates are available upon request.

VAT

We have been informed that Value Added Tax (VAT) is applicable on this occasion.

Legal Costs

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

Services

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

Viewing and Further Information

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

Further information is available on request to include covenant information.

