

42 Church Street
Lenton
Nottingham
NG7 2FH

£52,500 PAX

INDUSTRIAL PREMISES

798.60 m² (8,596 ft²)

Approximate Gross Internal Area

TO LET

FEATURES INCLUDE:

SELF-CONTAINED INDUSTRIAL UNIT | OFF ROAD PARKING | CLOSE TO THE CITY CENTRE

Location

The subject property has a frontage to Church Street within the Nottingham suburb of Lenton.

The A6200, Derby Road, is located just to the north of the subject property which provides access to Nottingham City Centre located approximately 1 mile to the northeast where links are available with Nottingham Trent University.

The A6200, Derby Road, to the west links with Nottingham University within 0.5 miles distance and the Queens Medical Centre is approximately 0.25 miles to the southwest. Links are available with the A52 which provides direct access to Junction 25 of the M1 Motorway located approximately 5 miles distance to the southwest of the subject property.

Description

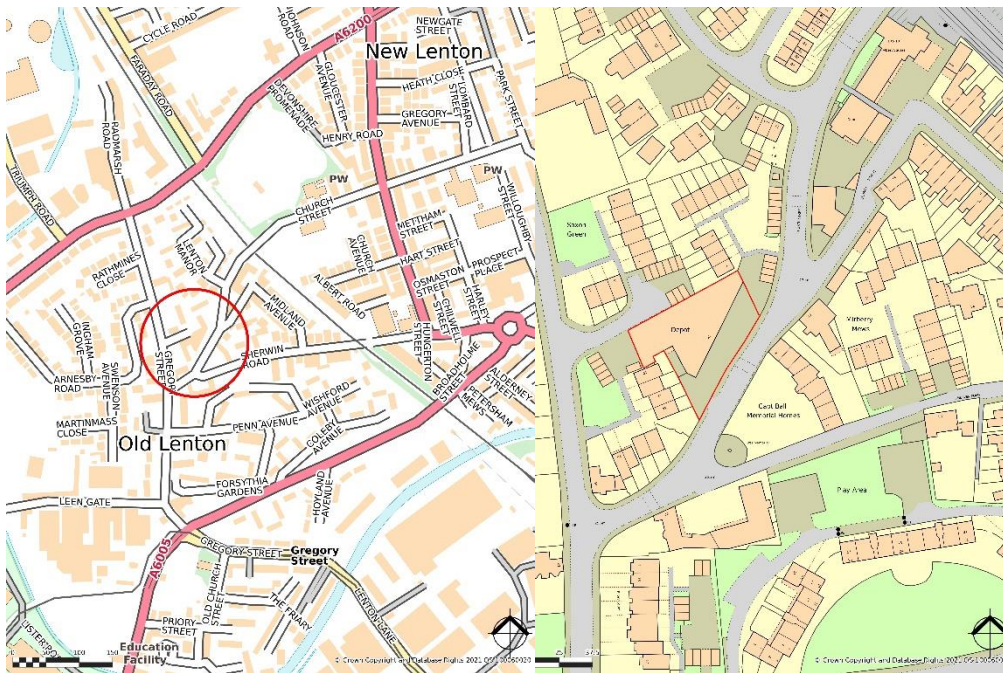
The premises comprises of an industrial warehouse unit within the suburb of Lenton.

The property is constructed of full height brickwork under a predominately flat roof covering.

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

The property further benefits from a good sized yard area towards the front of the property including off road parking.

The premises are currently undergoing a comprehensive refurbishment programme.



Location Plan

OS Plan

Accommodation

Warehouse	719.06 m ² / 7,740 ft ²
Mezzanine	79.54 m ² / 856 ft ²
TOTAL	798.60 m² / 8,596 ft²

APPROXIMATE GROSS INTERNAL AREAS

Planning

Interested parties must satisfy themselves that the relevant planning consents are in place for their intended use. We understand the current permitted uses are B8 (warehousing) or E (light industrial).

For further information on planning and use, please contact Nottingham City Council Planning Control Department, telephone 0115 915 5555.

Business Rates

Rateable Value: £20,500

For further information please contact Nottingham City Council on 0115 915 5555.

Rent

£52,500 per annum exclusive
(Equating to £6.10 per sq ft overall)

Tenancy

The property is available to let by way of a new lease on terms to be agreed.

Energy Performance Rating

Copies of the Energy Performance Certificates are available upon request.

VAT

We have been informed that the rent **will not** be subject to VAT. This should be confirmed by appointed solicitors.

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

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