

Units 17 – 20 Headstocks Industrial Park | Merchant Way | Off Main Road | Watnall | Nottingham | NG16 1HA

## Four recently completed high quality industrial/warehouse units of 2,500ft<sup>2</sup>

235m<sup>2</sup> - 470m<sup>2</sup>  
(2,525ft<sup>2</sup> - 5,550ft<sup>2</sup>)

Two units under offer

- 22 recently completed light industrial / warehouse units offering units from 2,500ft<sup>2</sup> to 30,000ft<sup>2</sup>
- Headstocks is accessed via a new traffic controlled junction from Main Road, Watnall
- Each unit has dedicated forecourts and car parking
- Lighting, WCs and kitchenette installed
- Available for immediate occupation



**TO LET**



Location



Gallery



Video



Contact



## Headstocks Industrial Park

Headstocks Industrial Park provides 22 new light industrial / warehouse units of:-

- Units 17 – 20 provide 4 units of circa 2,500ft<sup>2</sup>
- Units 1 – 12 provide 12 units of circa 3,500ft<sup>2</sup>
- Units 13 – 16 provide 4 units of circa 5,000ft<sup>2</sup>
- Units 21 – 22 provide 2 units of circa 15,000ft<sup>2</sup>

## Location

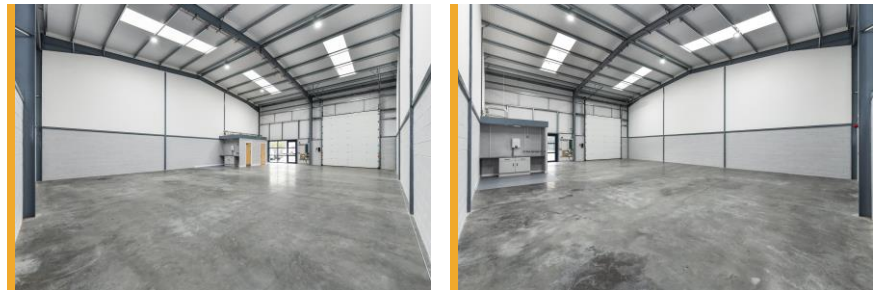
Headstocks Industrial Park is accessed from Main Road, Watnall, Sat Nav NG16 1HA and is approximately 5.8 miles northwest of Central Nottingham and approximately 1 mile from J26 of the M1.

The estate is accessed from Main Road by way of a new traffic controlled entrance onto a private road now named Merchant Way.

## Data Room

Accessed to the data room can be provided, information will include:

- Plans
- Specification
- Example lease
- Legal pack





## The Units

The 22 high quality light industrial units have recently been completed. They are constructed of steel portal frame construction with clad elevations and inset feature curtain walled personnel access panels. Vehicular access into the units is via the level access service doors from the generous external loading and car parking areas.

Features of the 2,500ft units are:

- 6 metres minimum internal clearance to eaves
- Concrete power float finished floor
- Floor loading of 40KN per m<sup>2</sup>
- LED lighting within the production/warehouse space
- 43.5KVA electricity supply
- Installed WC/welfare block with open plan kitchenette
- Level access sectional insulated loading door
- Telecoms/data – an incoming BT duct is provided to each unit
- Heavy duty tarmac to loading areas
- 4 dedicated car parking spaces



## Business Rates

The premises are yet to be assessed for rates – guide figures of the estimated Rateable Values can be provided – these are for guidance purposes only and will be subject to formal verification once the VOA have assessed the properties for rates.

## Floor Areas, Car Parking & Rent

The measured floor areas of the four 2,500ft<sup>2</sup> units is as follows:

Unit	M <sup>2</sup>	Ft <sup>2</sup>	Car Parking	Rent
Unit 17	235	2,525	4	<b>Under offer</b>
Unit 18	235	2,525	4	£25,250 per annum
Unit 19	234	2,518	4	£25,180 per annum
Unit 20	235	2,525	4	<b>Under offer</b>

(This information is given for guidance purposes only)

## Ongoing Management of the Estate

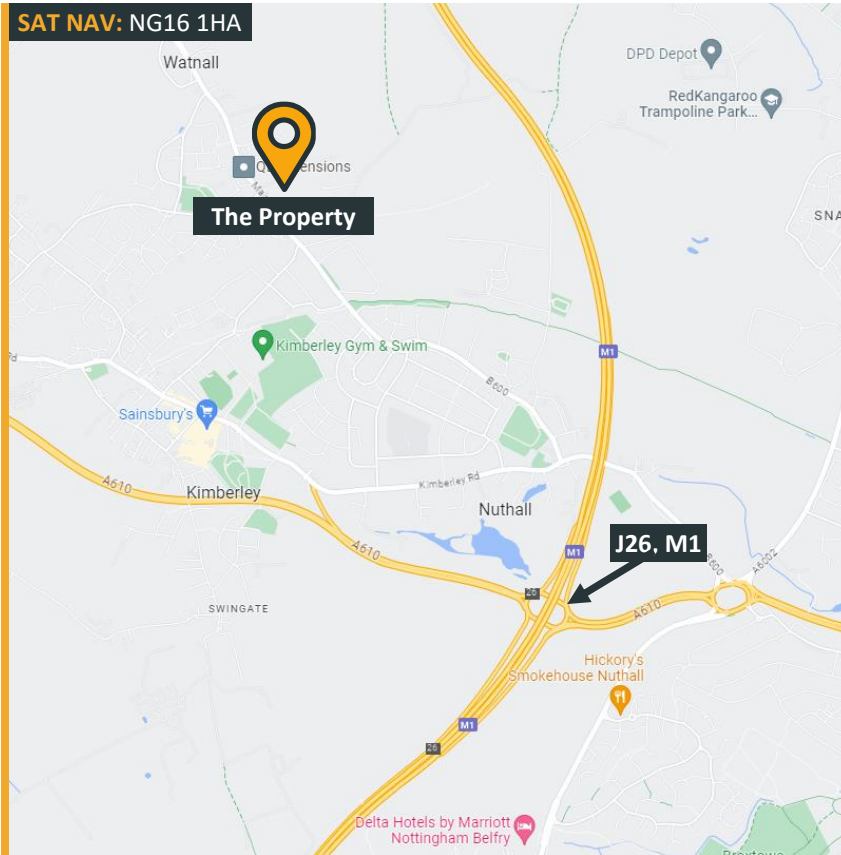
The estate is being retained as a long term investment by our clients, Fernwood Property Limited, and it is important to them that the estate is kept in good condition.

The anticipated service charge for the financial year equates to approximately 45p per ft<sup>2</sup>. A full breakdown of the services provided which includes management of the traffic light junction and upkeep / maintenance of the external areas within the estate is available upon request.





**SAT NAV: NG16 1HA**



## VAT

VAT will be payable in addition to rent and all payments due to the landlord.

## EPC Rating

The units have an EPC A rating.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.