

Twelve new recently completed high quality industrial/warehouse units of 3,500ft² which can be occupied individually or combined to provide 7,000ft² / 10,500ft²

330m²
(3,556ft²)

Six units now let

- 22 units have recently been completed in the size range of 2,500ft² to 30,000ft²
- Accessed via a new traffic controlled junction from Main Road, Watnall
- Each unit has dedicated forecourts and individual 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 2,500ft²
- Units 1 – 12 provide 12 units of circa 3,500ft²
- Units 13 – 16 provide 4 units of circa 5,000ft²
- Units 21 – 22 provide 2 units of circa 15,000ft²

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.

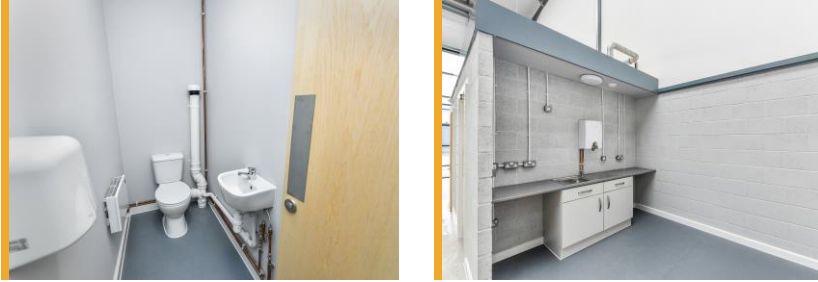


Data Room

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

- Plans
- Specification
- Example lease
- Legal pack





The Units

All 22 units have recently been completed – the units are of steel portal framed construction with clad elevations with inset feature curtain walled personnel access panels. Access from the generous external car parking and loading is via the level access service doors.

Features of the 3,500ft units are:-

- 6 metres minimum internal clearance to eaves
- Concrete power float finished floor
- Floor loading of 40KN per m²
- LED lighting within the production/warehouse space
- 69KVA 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
- 6 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 twelve 3,500ft² units is as follows:

Average size – 330m² (3,556ft²)

Each unit has 6 allocated car parking spaces.

For each unit we are quoting a rent of:

£35,560 per annum exclusive

(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 ft². 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.