

Unit 22, Headstocks Industrial Park | Merchant Way | Off Main Road | Watnall | Nottingham | NG16 1HA

A new high quality warehouse/industrial unit of 15,010ft² with excellent yardage and parking

1,395m²
(15,010ft²)

- Unit 22 is the last available unit within Headstocks Industrial Park
- Headstocks is a development of 22 units accessed from Main Road, Watnall
- Semi detached self contained well specified unit
- Lighting, WC's and kitchenette installed
- Immediately available



TO LET



Location



Gallery



Video



Contact



Headstocks Industrial Park

Fernwood Property Limited completed the development of 22 light industrial/warehouse units in March 2024.

Unit 22 is the last remaining unit available.

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.

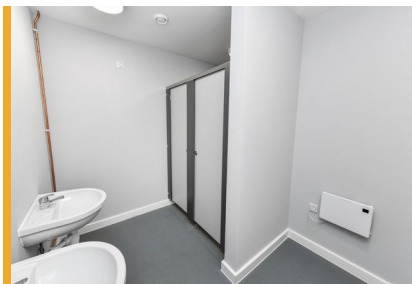


Additional Information

More detailed information can be provided to include:

- Plans
- Specification
- Example lease
- Legal pack





The Units

Fernwood Property Limited have recently completed Headstocks Industrial Park in one phase – the units provide high quality steel portal framed units. Elevations are principally clad with feature inset curtain walled personnel access panels, they are accessed from generous external service yards and car parking areas and by level access service doors. Each of the units have their own designated car parking and loading facilities – there is also an overspill car park.

The features of Unit 22 are:

- 7.5m minimum internal clearance to eaves
- Concrete power float finished floor
- Floor loading of 50KN per m²
- LED lighting within the production/warehouse space
- 277KVA 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
- 23 / 27 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 Area

We estimate the gross internal floor area to be:

1,395m² (15,010ft²)

(This information is given for guidance purposes only)

Rent

The property is available to rent for:

£127,500 per annum exclusive
(One hundred and twenty seven five hundred pounds)

Car Parking

The property is provided with 27 on-site car parking spaces.

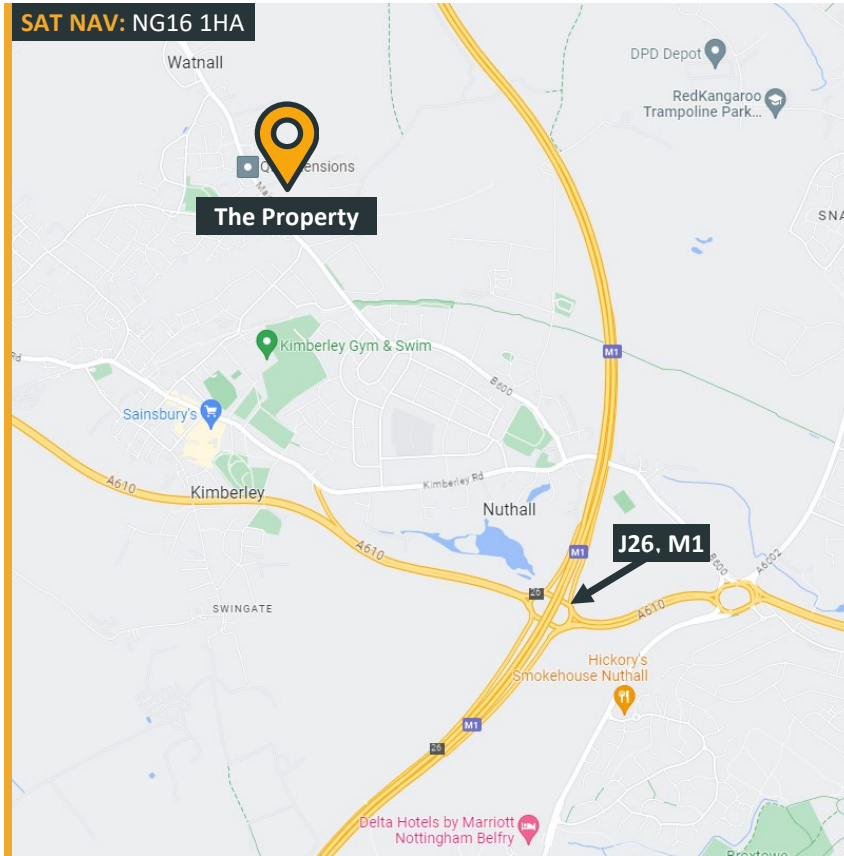
Ongoing Management of the Estate

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.