

## Good quality warehouse/light industrial unit in close proximity to A46 and A52

358m<sup>2</sup>  
(3,850ft<sup>2</sup>)

- Clear span warehouse space throughout
- Positioned just off the A46 and A52 dual carriageway
- Popular industrial estate suitable for light industrial storage uses
- Available from 1<sup>st</sup> June 2024
- Competitive rent and flexible terms available



**TO LET**



Location



Gallery



Contact

## Location

The property is located on Manvers Business Park in Cotgrave, which is a popular suburban area approximately 7 miles from Nottingham City Centre.

The property benefits from excellent transport links being in close proximity to the A46, one of Nottingham's main arterial routes, providing access to Newark to the north and Leicester to the south. The unit is positioned within good access to the A52, Nottingham and Grantham to the west and east respectively.

## Description

The unit comprises an end-terraced warehouse unit of brick elevation under a pitched roof. The unit benefits from the following specification:

- Translucent roof lights
- Electric roller shutter door
- Kitchenette
- 3.9 metre eaves
- Strip lighting
- WC facilities
- Concrete flooring
- Parking to the front of the unit





## Accommodation

From measurements taken on site, we believe the approximate Gross Internal Area (GIA) extends to:

**358m<sup>2</sup> (3,850ft<sup>2</sup>)**

(This information is given for guidance purposes only.)

## Business Rates

From investigations on the Valuation Office Agency (VOA) website, we understand the following:

**Rateable Value 2024:**                    **£19,750 per annum**  
**Rates Payable:**                         **£9,855.25 per annum**

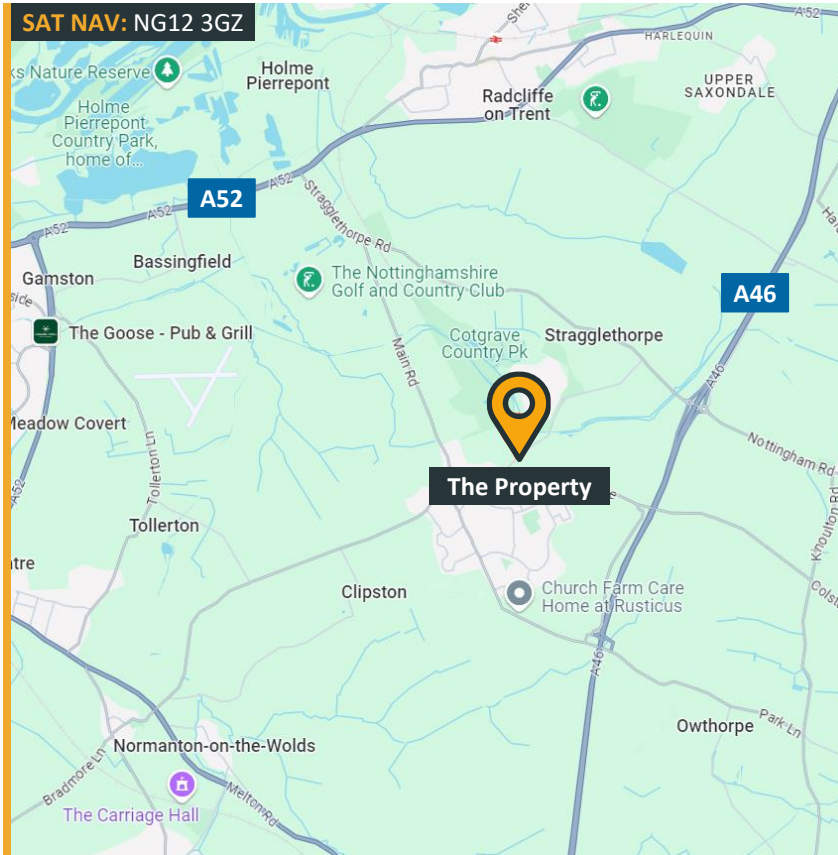
(This information is given for guidance purposes only and interested parties are advised to make their own enquiries to the Local Authority/VOA.)

## EPC

The property has an EPC rating of **D-82**. The EPC is valid until 2029.

## Service Charge

There will be a service charge levied to cover the maintenance and upkeep of the common areas of the estate. The estimated figure is £500 per annum. Further information is available by way of agent.



## Lease Terms and Rental

The property is available on a new lease for a term of years to be agreed at a quoting rent of:

**£29,000 per annum**  
**(Twenty-nine thousand pounds)**

## VAT

It is understood that VAT is applicable to the rent and service charge due at the standard rate.

## Further Information

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

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