

Modern light industrial/warehouse unit available immediately in Hucknall with good parking provisions

197m²
(2,131ft²)

- 7 metre eaves
- 3 Phase power and roller shutter doors
- Clear span industrial space to a shell finish
- Established industrial location
- Shared secure yard/forecourt with allocated car parking
- Electric car charging points
- Available immediately (built/ready)



TO LET



Location



Gallery



Video



Contact



Location

Whyburn Business Park is set close to the heart of Hucknall town centre on Wigwam Lane and within easy access of Tesco Superstore and Hucknall train station and tram stop providing easy access into Nottingham City Centre.

The property benefits from ready access to Junctions 26 and 27 of the M1 Motorway whilst remaining within a short drive of Nottingham's Ring Road.

Description

Whyburn Business Park comprises a new courtyard development of light industrial/warehouse units.

Phase 1 of the estate has been built as two terraces of industrial units with a large shared forecourt. Unit 3 provides the following specification:

- Steel portal frame construction
- Eaves height of 7m
- 3 Phase power
- Full height electric roller shutter doors
- Translucent roof lights
- Lighting (LED'S)
- Disabled WC block
- Separate glazed personnel door
- Clear span warehouse space
- Enough height to install a mezzanine floor
- Excellent turning circle in shared forecourt/yard
- Good car parking





Accommodation

The property provides the following approximate Gross Internal Area (GIA):

197m² (2,131ft²)

(This information is given for guidance purposes only)

EPC

The property has an EPC rating of **B-28**.

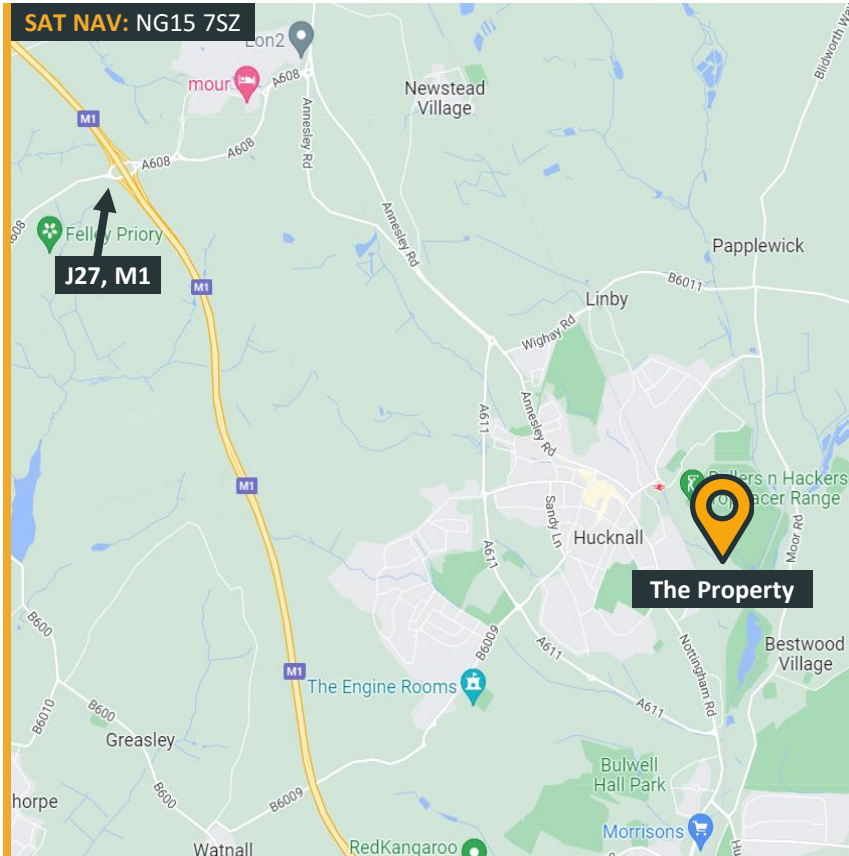
Business Rates

The business rates will be assessed upon occupation. Guide figures can be provided by the agents.

Service Charge

A service charge will be payable towards the upkeep and maintenance of the common areas of the estate. This currently runs at £1,445 plus VAT per annum per unit. David Brown Commercial are the management surveyors for this estate.





Rent

The unit is available on a new lease at a quoting rental of:

£20,000 per annum
(Twenty thousand pounds)

VAT

VAT applies to 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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