

A small, cheap unit perfect for storage or a new business

46m²
(500ft²)

- Excellently located to the M1 and other major arterial routes
- Flexible terms available with annual rolling breaks
- Excellent parking facilities
- 3 phase power and gas to unit
- Unit with office area and front door leading onto car park for easy access



TO LET



Location



Gallery



Video



Contact



Location

The unit is set just off Nottingham Road in the village of Gotham, within a moments access of the A453 leading to the centre of Nottingham and Junction 24A of the M1 motorway. The location is situated 13 minutes from East Midlands Airport, 30 minutes from the M1 motorway, 15 minutes from Nottingham and 25 minutes from Derby.

Description

The specification of the unit includes:

- Solid wood floors
- Front door leading onto car park for easy access
- 3 phase power
- Excellent parking facilities
- Shared corridors and W/C facilities





Floor Areas

Description	m ²	ft ²
Unit 6	46	500

(This information is given for guidance purposes only)

Rent

Description	Rent Per Annum
Unit 6	£3,000

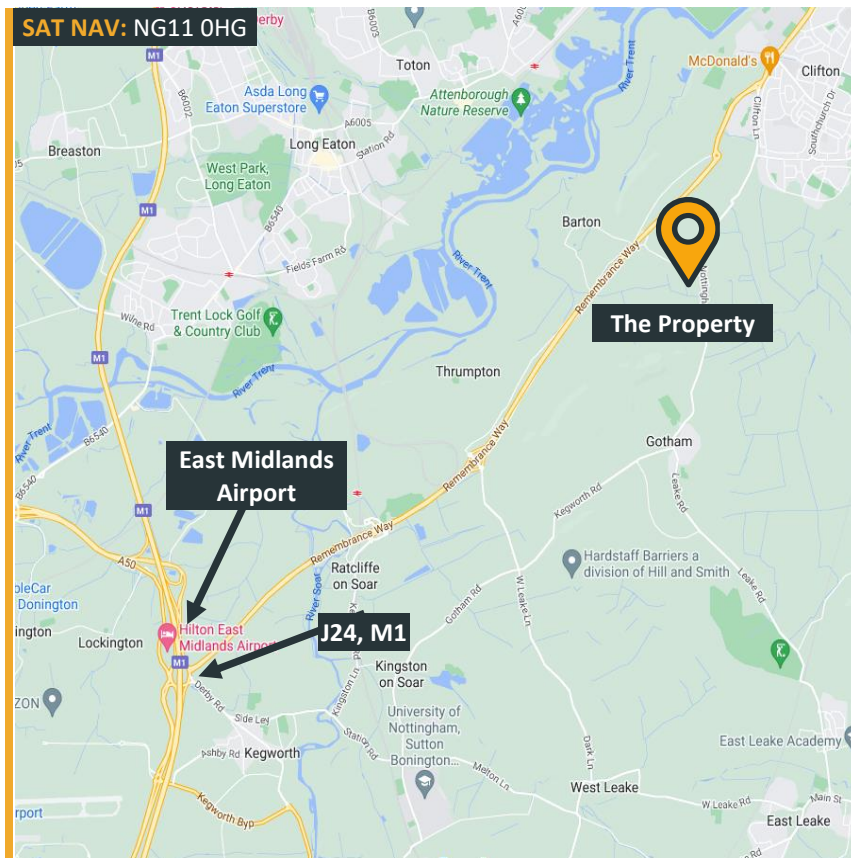
Service Charge

The unit is subject to a service charge. The service charge information is £1,155 plus VAT per annum.

VAT

VAT applies to rent and other payments due under the lease.





EPC

The EPC rating for the unit is available via the agent.

Business Rates

Business rates are payable by the tenant. It is likely that the unit will qualify for small business rates relief, however, tenants are to make their own enquiries of the Local Authority.

Further Information

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

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