

# Industrial unit with first floor offices and large front yard/car park

175.45m<sup>2</sup>  
(1,888ft<sup>2</sup>)

- Excellent warehouse space
- 4.578 metre eaves
- First floor offices and storage
- Front car park and yard space
- Kitchen, WC's and break-out area
- 3 Phase power and gas supply
- Electric roller shutter door
- Available immediately



**TO LET**



Location



Gallery



Contact

## Location

Southglade Business Park is a well located out of town office/industrial business park. The location benefits from access to the A611 which provides access to both the M1 motorway and Junction 26 inside a 10 minute drive time as well as being a short 5 miles from Nottingham City Centre. The property lies in close proximity to Tesco Superstore, Bulwell Golf Course, The City Hospital. The property is located next door to Sliding Door Wardrobe Limited and Boltworth Limited as well as being opposite East Midlands Ceramic Tiles.

## Floor Areas

| Floor        | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| Ground Floor | 112.61         | 1,212           |
| First Floor  | 62.84          | 676             |
| <b>Total</b> | <b>175.45</b>  | <b>1,888</b>    |



The mezzanine floor measures 22.53m<sup>2</sup> (243ft<sup>2</sup>)

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract)

## Rent

The building is available on a new effective fully repairing and insuring lease and we are quoting a rental of:

**£25,000 per annum exclusive**  
**(Twenty five thousand pounds)**





## The Property

The property comprises a self contained two storey brick elevation building with a pitched and tiled roof of approximately 1990s build. The specification of the property includes:

- Excellent warehouse space
- 4.578m eaves to warehouse
- Workshop/store to ground floor
- Mezzanine accessed via stairs
- Full height roller shutter door
- Strip lighting in warehouse
- Double glazed windows
- Electric security shutters on ground floor windows and doors
- Security shutters to inside of windows at first floor
- 3 Phase power
- Full furnished offices (desks/cabinets)
- Gas central heating
- 2 x WC's and kitchen facility
- Car parking/yard to the front
- Alarm

## VAT

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

## EPC

The EPC rating for the property is C-54.





**SAT NAV:** NG5 9RA

**WHAT3WORDS:** cross.candle.talent



## Business Rates

From enquiries of the Valuation Office website we understand the following:

**Rateable Value:** £5,400

**Rates Payable:** £2,646

Occupiers should qualify for small business rates relief.

(This information is given for guidance purposes only and prospective tenants are advised to contact 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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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.