

Semi detached industrial unit with large gated secure rear yard and internal offices with car park to front

613.3m²
(6,601ft²)

- Long leasehold interest – 999 years from 1989 (virtual freehold)
- Warehouse space with two storey offices
- Brand new roof
- Eaves height of 4.4 metres rising to 5.7 metres
- Large car park to front
- Large gated secure rear yard
- Excellent trading estate/location
- Easy access to the A46



FOR SALE



Location



Gallery



Video



Contact



Location

The property is located on the Moorbridge Industrial Estate, the principal Bingham Industrial Estate approximately 0.5 miles north of Bingham town centre.

The property benefits from easy access onto the A46 which runs northwards towards Newark (12 miles) and south westwards to Leicester (20 miles). The A52 just to the south of Bingham runs eastwards towards the A1 at Grantham (18 miles) and westwards to Nottingham (10 miles).

The A1 lies just to the west of Grantham which is also on the East Coast Mainline with services to London Kings Cross in around 1 hour.

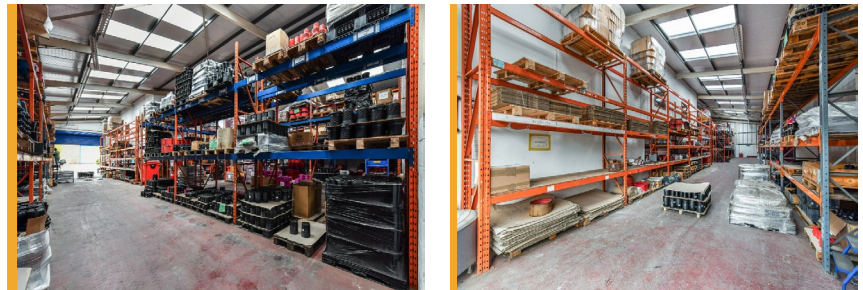
Floor Areas

The property provides the following approximate gross internal areas:

Description	m ²	ft ²
Warehouse	337.00	3,627
GF Office/Ancillary	138.15	1,487
First Floor Offices	138.15	1,487
Total	613.30	6,601

The site totals 0.325 acres.

(These measurements are given for information purposes only)





Description

The property comprises a semi detached industrial unit of steel portal frame construction with brand new insulated cladded roof.

The property has car parking to the front and a large self contained gated rear yard/compound .

The general specification includes:

- Excellent warehouse space
- Concrete floors to the warehouse
- 4.4 metre eaves rising to 5.7 metres at the apex
- Full height roller shutter door
- Single phase power
- Translucent roof lights
- Lighting throughout
- Mezzanine floor
- 2 storey offices
- WC and kitchenette facilities/break out areas
- Double glazed windows to font and side elevation
- Gas central heating throughout offices
- Perimeter trunking and sockets throughout offices
- Carpeted/vinyl flooring throughout offices

Price

The property is held long leasehold (999 year lease from 1989) with a ground rent of £25 per annum. A copy of the ground lease is available upon request.

We are quoting a price of:

£550,000

(Five hundred and fifty thousand pounds)

Business Rates

From enquiries of the VOA we understand the Rateable Value for the unit is:

Rateable Value from April 2023: £27,750

(This information has been given for guidance purposes only and prospective tenants should make their own enquiries of Rushcliffe Borough Council)

Planning

We understand from conversations with the Local Authority that the unit has a Use Class of B1 (Light Industrial) and B8 (Storage & Distribution).

(This information has been given for guidance purposes only and prospective tenants should make their own enquiries of Rushcliffe Borough Council)





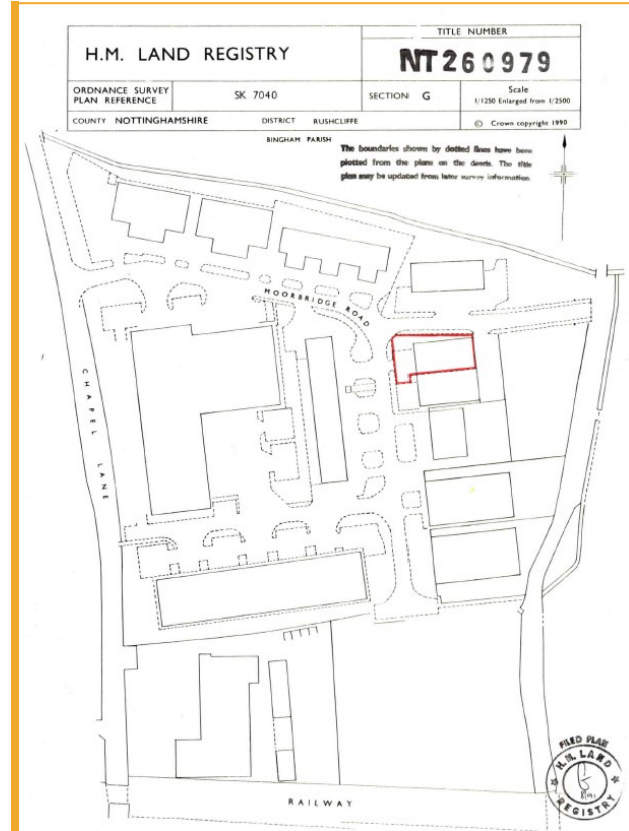
Title Plans

HM Land Registry
Current title plan

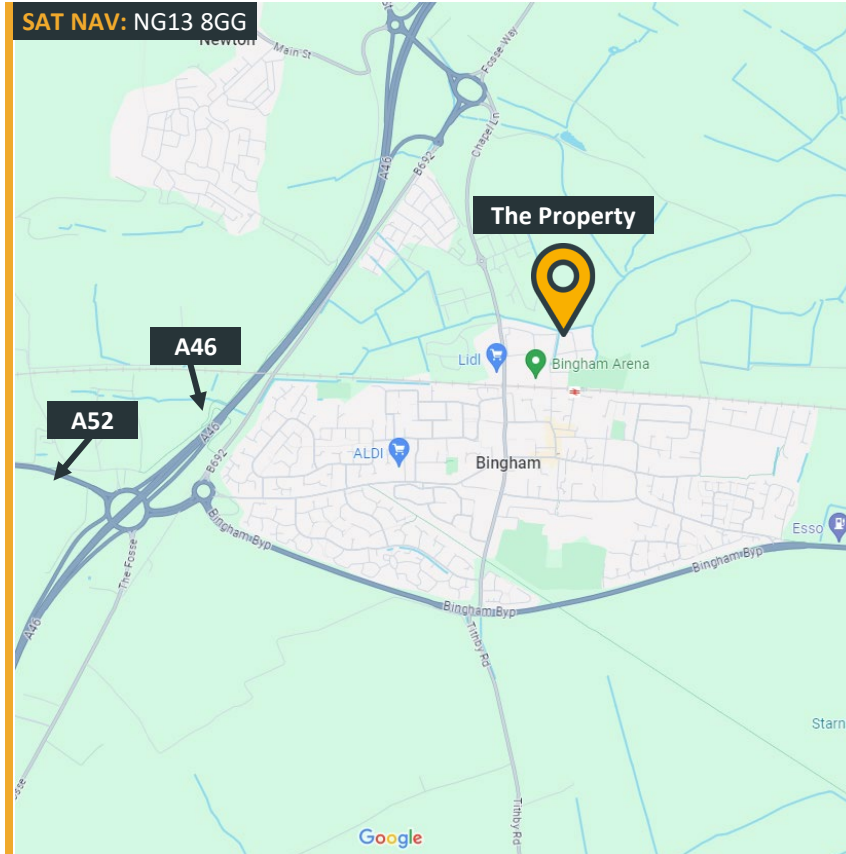
Title number **NT393957**
Ordnance Survey map reference **SK7040SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Nottinghamshire :**
Rushcliffe



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EPC

The property has an EPC rating of E-103.

VAT

VAT is not applicable to the purchase price.

Further Information

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

Anthony Barrowcliffe

07557 972008

anthony@fhp.co.uk

Jamie Gilbertson

07747 665941

jamie.gilbertson@fhp.co.uk



0115 950 7577

Fisher Hargreaves Proctor Ltd.

10 Oxford Street, Nottingham,
NG1 5BG

fhp.co.uk

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