

Units 1-5, Grove Farm | Lambley Road | Lambley | Nottingham | NG14 7AY

Fully refurbished storage units on flexible lease terms

60m² - 316m²
(646ft² - 3,406ft²)

- Fully refurbished warehouse units
- Open plan simple storage space
- 3 Phase power, lighting and roller shutter door
- Car parking to the front of each unit with additional car parking elsewhere in the yard
- Good loading and off loading facilities
- Easy in-easy out terms



TO LET



Location



Gallery



Video



Contact



Location

The units are located just off Lambley Lane in the village of Lambley. Lambley is an excellent commuter village to Nottinghamshire, Lincolnshire and Leicestershire with good local amenities and access to good public transport.

The units provide easy access to Nottingham and the surrounding villages alongside the A46, A1 and the M1 Motorway.

Description

These 5 small storage units are of steel portal frame construction with mid level block work and insulated cladding to the elevations and roof. The units are available individually or combined and the general specification includes:

- Concrete floors
- 3 Phase power
- Lighting
- Roller shutter door
- Personnel/fire door
- Shared WC facility on site
- Allocated car parking
- Excellent outdoor space for loading/off loading and turning circle
- 24/7 access
- Safe and secure lock up units





Floor Areas & Rent

The units will be available via a licence agreement.

Unit	M ²	Ft ²	Rent (per annum)
1	68	734	£9,500
2	68	734	£9,500
3	60	646	£8,500
4	60	646	£8,500
5	60	646	£8,500
Total:	316	3,406	£44,500

(This information is given for guidance purposes only)

Services

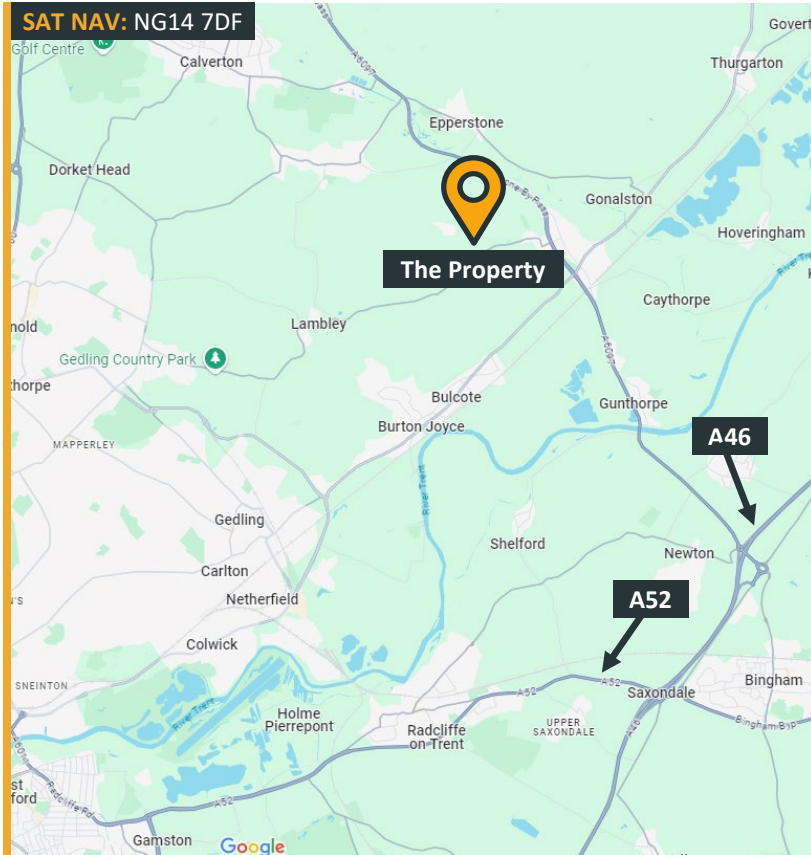
The units will have submeters and the shared WC facilities will have a keypad lock.

Business Rates

The Business Rates for the property will be assessed upon completion of the refurbishment. Guide rates are available via the agent. Small business rates relief will be available depending on unit size and type of business leasing the unit.

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Newark & Sherwood District Council)





VAT

VAT is applicable on the rent, service charge and building insurance due.

EPC

The units are exempt from and EPC certificate rating.

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.