

1 Daniels Way | Hucknall | Nottingham | NG15 7LL

To be refurbished to provide good quality warehouse / potential manufacturing space on secure site close to J26 and J27 M1

2,384m²
(25,666ft²)

- Cost-effective space
- Securely fenced and gated site
- To be refurbished throughout
- Ground and first floor offices interlinking with storage / potential production space
- Close to J26 and J27 M1



TO LET



Location



Gallery



Contact





Location



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Location

The property benefits from good access to Junctions 26 and 27 of the M1 motorway, sitting on the edge of Hucknall and accessed via the Hucknall bypass and Watnall Road.

The precise location of the building is shown on the plan to the rear of these details.

The Property

The property offers an opportunity to secure what will be well presented and functional potential storage or production space on a self-contained oversized site with large rear yard. In detail, the specification will include:

- Securely fenced and gated site
- Level access loading doors
- Good quality ground and first floor refurbished offices
- Eaves height from 4.6 metres to 6.7 metres
- Total site approx. 1.5 acres
- Car parking to the front elevation
- Secure rear loading yard





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Accommodation

From measurements taken on site, we understand the property has a gross internal area (GIA) of:

2,384m² (25,666ft²)

(This information is given for guidance purposes only.)

Business Rates

We understand the following business rates are applicable, but interested parties must make their own enquiries:

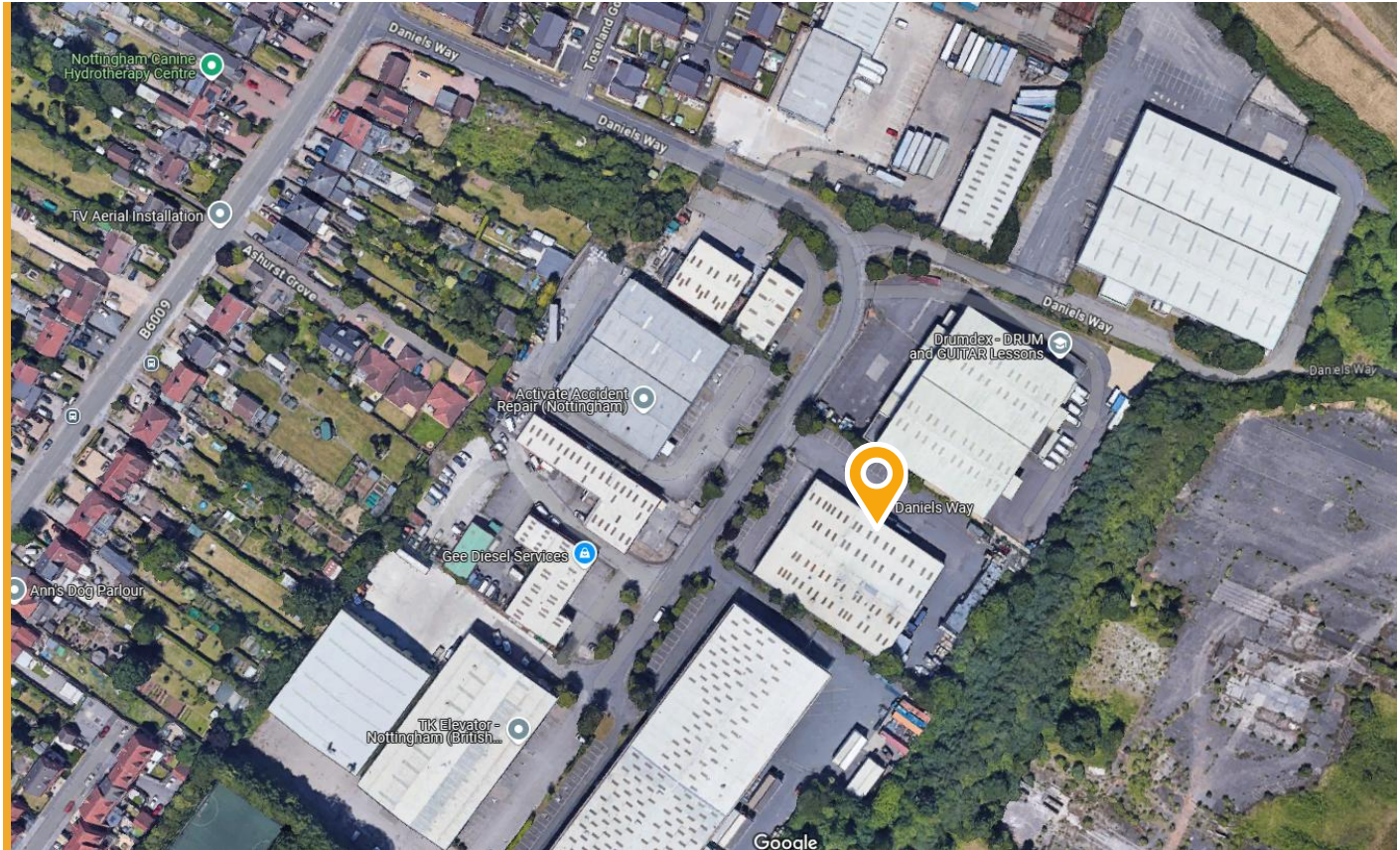
Rateable Value:	£120,000 per annum
Rates Payable 2024/25:	£65,520 per annum

(This information is given for guidance purposes only and interested parties should make their own enquiries of the Local Authority.)

EPC

The property has an EPC rating of **D-76**.







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Rent

The property is available on a new lease for a term of years to be agreed at an asking rent of:

£143,500 per annum exclusive

(One hundred and forty-three thousand five hundred pounds)

VAT

VAT is payable upon the rent due.

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.