

A1, LONG BENNINGTON, NOTTINGHAM, NG23 5FF

Detached Industrial/Warehouse Unit with Gates and Secure Rear Yard

447.5 SQM (4,817 SQFT)

• DETACHED INDUSTRIAL/WAREHOUSE UNIT WITH

**OFFICE AND WELFARE FACILITIES** 

• STRATEGICALLY LOCATED WITH PRIVATE

**ACCESS TO A1** 

• ON-SITE PARKING

• 24/7 SECURITY AND UNRESTRICTED ACCESS

• FULL HEIGHT ROLLER SHUTTER DOORS

• GATED REAR YARD





## **LOCATION**

The property is set just off the A1 at Long Bennington and directly accessed from the A1 by a private road but also with additional access from Normanton Lane.

The site offers 24 hour manned security and 24 hour access with terrific access to the national road network.









### **DESCRIPTION**

This building provides a detached unit with gated self-contained rear yard and car parking to the front.

The specification for the property includes:

- Steel portal framed unit
- Clear span space
- Full height roller shutter door
- Solid concrete floors
- 3 Phase power
- Lighting throughout
- Translucent roof lights
- Offices and WC facilities
- Large gated self-contained yard
- Car parking to the front and side elevation

# **FLOOR AREAS**

Floor	sqm	sqft
Total	447.5	4,817

### **RENT**

A flexible lease for a term of years to be agreed is on offer

£36,000 per annum exclusive (Thirty-Six thousand pounds)

## **BUSINESS RATES**

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

Rateable Value: £26,000

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of the Local Authority)

#### ROSELAND A56 Worksop Lincoln Chesterfield M74 **A1** Newcastle Mansfield Sunderland A617 Middlesborough Newark • A1(M) ROSELAND Sleaford Boston Nottingham A52 Sheffield Grantham **ROSELAND** A46 Derby Norwich A1 M42 M1 M54 A607 Peterborough Bourne A14 A1(M) Loughborough M1 M40 **A1** M1 HEATHROW AIRPORT London Stamforg GATWICK AIRPORT Leicester M3 Folkestone M27 Southampton • Exeter Plymouth Postcode: NG23 5FF

#### VAT

We understand that VAT will be payable upon rent and service charge due.

### **EPC**

Works underway to achieve a B Rating.

### **SERVICE CHARGE**

A nominal service charge will be levied upon the ingoing occupier for contribution towards the upkeep and maintenance of the common parts of the estate.

## **FURTHER INFORMATION**

For further information or to arrange a viewing please call, email or visit the website:



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Tim Gilberton 07887 787 893 tim@fhp.co.uk



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