

NorthCap

TO LET

4,500 SQ FT (418.06 SQ M)

Modern Industrial/Warehouse Unit - To Let

Unit A1 | Centric | Ollerton | NG22 9FS

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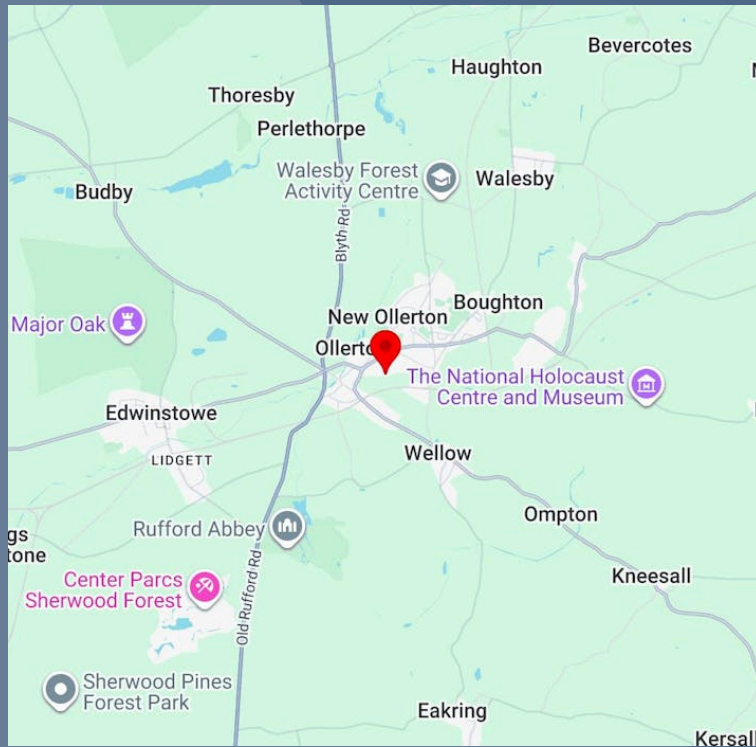


TO LET

Modern Industrial/Warehouse Unit - To Let

- ▶ 6.32m eaves height
- ▶ Full height ground level loading door
- ▶ Neighbouring occupiers include Screwfix and Orbis
- ▶ Corner unit on modern industrial estate
- ▶ 3 phase electricity supply
- ▶ LED Lighting
- ▶ Male and Female W/Cs
- ▶ 6 car parking spaces
- ▶ Internal office space
- ▶ Newly refurbished
- ▶ 7.4m to apex

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Centric is located on the Sherwood Energy Village in Ollerton. The units are accessed via Latimer Way. The A1 is located 6 miles to the East of the property.

The development provides convenient access to the A614 which leads north to the A1 and south to Nottingham City Centre. Nearby occupiers include the Centre Parcs HQ, Screwfix, and Tesco



Centric Unit A1

ACCOMMODATION

| NAME | SQ FT | SQ M | AVAILABILITY |
|-----------------------|-------|--------|--------------|
| Unit - Warehouse | 3,512 | 326.28 | Available |
| Mezzanine - Mezzanine | 988 | 91.79 | Available |
| TOTAL | 4,500 | 418.07 | |



High quality modern industrial/warehouse unit on modern industrial estate. Unit A1 is a prominent corner unit with large shared yard area. The units are of steel portal framed construction and has been refurbished.

Internally, the unit benefits from an office/reception entrance area leading to the warehouse area. The unit benefits from male and female, disabled W/C facilities. There is also a kitchen area for staff amenity space.

The unit benefits from LED lighting and an electric roller shutter door. The unit benefits from 6 car parking space and a large circulation area in front of the unit.



Secure Yard



Building Reception



Warehouse Lighting



Power Cabling



Accessible WCs



Car Parking

FURTHER INFORMATION



TERMS

The unit is available on new FRI terms to be agreed.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents NorthCap.

VAT

Applicable

BUSINESS RATES

Rateable Value: £19,500

Rates Payable: £2.78 per sq ft

SERVICE CHARGE

£0.60 per sq ft

RENT

£35,000 per annum

CONTACT



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