

NorthCap

TO LET

2,509 SQ FT (233.09 SQ M)

Modern Industrial/Warehouse Unit - To Let

Unit A3 | Centric | Ollerton | NG22 9FS

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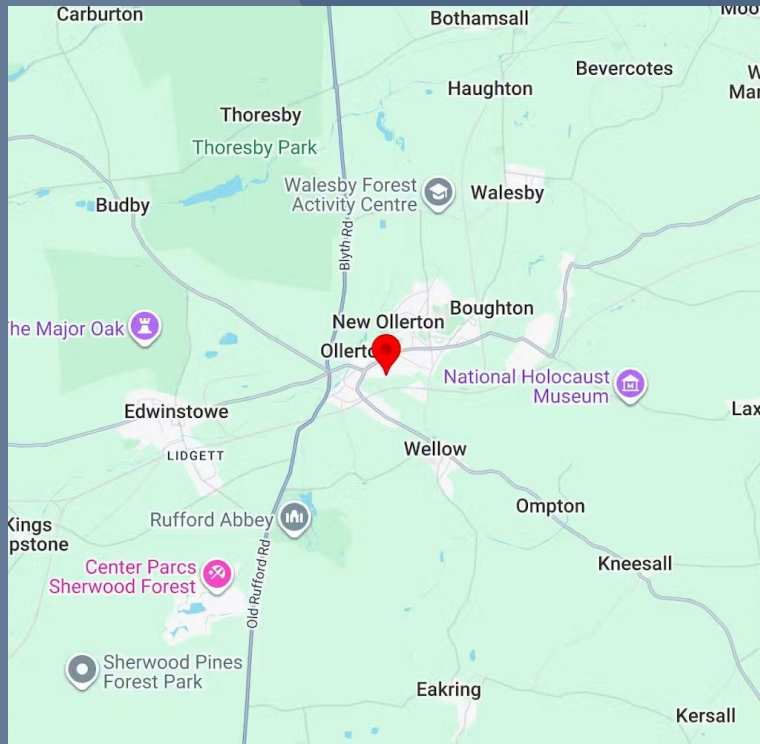
A3



TO LET

Modern Industrial/Warehouse Unit - To Let

- ▶ Modern unit on popular industrial estate
- ▶ Full height ground level loading door
- ▶ Neighbouring occupiers include Screwfix and Orbis
- ▶ 6.32m eaves height
- ▶ 3 phase electricity supply
- ▶ Male and Female W/Cs
- ▶ 5 car parking spaces
- ▶ Internal office space
- ▶ Built in 2021
- ▶ 7.4m to apex



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



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit - Warehouse	2,424	225.20	Available
Ground - Office	85	7.90	Available
TOTAL	2,509	233.10	



High quality modern industrial/warehouse unit on modern industrial estate. Unit A2 is a modern 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 area with kitchenette to the rear. 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 a full height electric roller shutter door and 3 phase electricity supply. The unit benefits from 5 car parking space and a large circulation area in front of the unit.



Secure Yard



Warehouse Lighting



Power Cabling



Accessible WCs



Car Parking



24 Hour Access



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: £15,000

Rates Payable: £2.98 per sq ft

SERVICE CHARGE

£0.60 per sq ft

RENT

£26,350 per annum

CONTACT



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