



Unit 3B  
Apex House  
Elson Street  
Basford  
Nottingham  
NG7 7HQ

**£24,000**  
**pax**

## FIRST FLOOR STORAGE UNIT WITH OFFICES

**536.20 m<sup>2</sup> (5,772 ft<sup>2</sup>)**

Approximate Gross Internal Area

# TO LET

### FEATURES INCLUDE....

DESIGNATED PARKING | ESTABLISHED INDUSTRIAL LOCATION | ELECTRIC ROLLER SHUTTER DOOR

#### Location

The subject property is located off Elson Street within the New Basford area of Nottingham.

Elson Street links with Rawson Street which in turn has links with North Gate. North Gate to the east links with the B682 Nottingham Road, whilst to the west links with Radford Road, both of which have links with Nottingham's outer ring road system (A6514) within half a mile distance to the north of the subject property.

From the Ring Road access is available to the A610 linking with Junction 26 of the M1 Motorway located approximately four miles distance to the northwest of the subject properties.

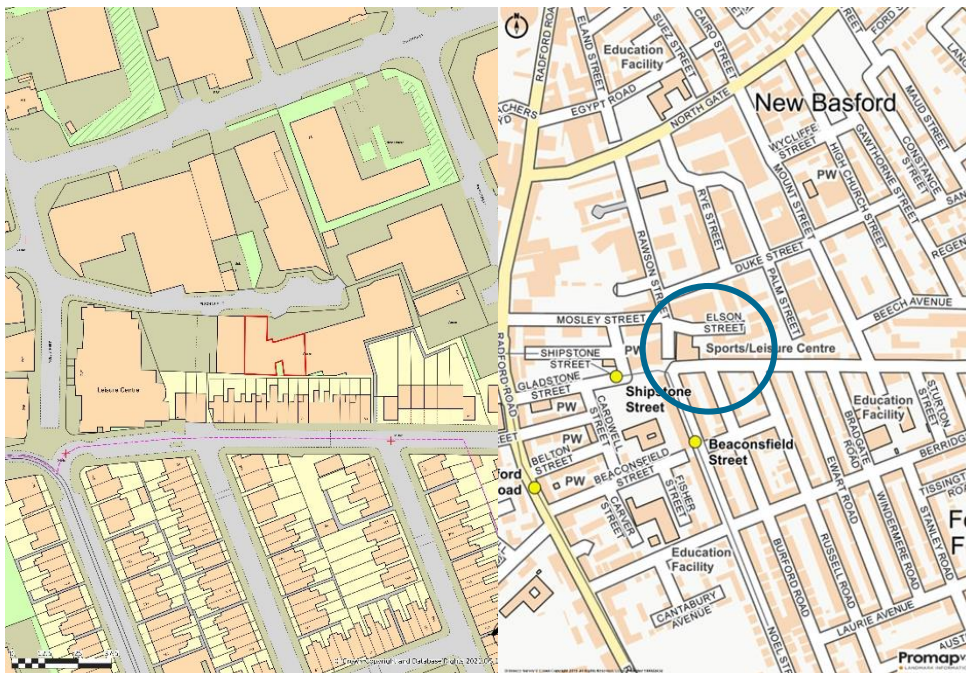
The location is also within walking distance of Phoenix Park NET trams system which provides direct access into Nottingham city centre which is located approximately 2.5 miles to the south of the subject property.

#### Description

The premises comprise a refurbished first floor storage unit situated on Elson Street which benefits from designated parking and further parking along Elson Street itself.

Internally the property comprises a ground floor loading bay and office, leading directly to the main first floor level which provides for further offices, W/C facilities, and a large open plan warehouse storage area.

The property is of concrete frame construction having part brick elevations together with predominantly corrugated metal clad and glazed elevations beneath a pitched corrugated roof covering.



Plan View

Map View

Accommodation

Gross Internal Area

5,772sq ft/  
536.20 sq m

APPROXIMATE GROSS INTERNAL AREA

### Planning

Interested Tenants must satisfy themselves that the premises have consent for their intended use.

For further information, please contact Nottingham City Council on 0115 915 5555.

### Business Rates

The property has a current Rateable Value of £15,000.

This is not the amount you will pay. Budget figures are available from the Agents. For further information please contact Nottingham City Council on 0115 915 5555

### Rent

£24,000 per annum exclusive

### Terms

The property is available by way of a new Full Repairing and Insuring Lease Agreement.

### VAT

Unless stated all prices are quoted exclusive of VAT.

### Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

### EPC

A copy of the EPC is available upon request.

### Services

We understand that electricity and water are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

### Viewing

Strictly by prior appointment through the Sole Agents, Musson Liggins.

