

MUSSON LIGGINS




TUXFORD

Unit 9 Ashvale Road Industrial Estate

£12,250 PER ANNUM
131.72 sq m (1,417 sq ft)

TO LET

High Quality Industrial Unit

 Unit 9 Ashvale Road Industrial
Estate, Tuxford, Nottinghamshire,
NG22 0NH

 0115 941 5241

 Jack@mussonliggins.co.uk

 mussonliggins.co.uk



GENERAL DESCRIPTION

The subject property comprises a single-storey steel portal framed industrial building, situated directly off Ashvale Road on a small industrial estate just outside the main centre of Tuxford.

FEATURES

- ▶ HIGH-QUALITY DEVELOPMENT
- ▶ LARGE SECURE YARD
- ▶ EXCELLENT TRANSPORT LINKS
- ▶ THREE-PHASE ELECTRICITY



Unit 9 Ashvale Road
Industrial Estate,
Tuxford,
Nottinghamshire,
NG22 0NH



LOCATION

The subject property is situated directly off Ashvale Road on a small industrial estate just outside the main centre of Tuxford, which lies approximately ½ mile to the north.

Ashvale Road has direct connections with the A6075 and connects to the A1, providing access to the National Roads Network north and south.

The A6075 to the west connects with Ollerton and the main A614 provides direct access to Nottingham, approximately 30 miles distance to the south. .

DESCRIPTION

The subject property comprises a single-storey steel portal framed industrial building with a solid concrete floor slab and a 4.90 metre eaves height and a 7.50 metre apex roof height.

The subject property is situated on its own site and is accessed from the side elevation via a roller shutter door.

The building is fully serviced and includes three-phase electricity.

Unit 9	M ²	Ft ²
Total Accommodation	131.72	1,417





BUSINESS RATES

Rateable Value: **£8,600**

This is not the amount you will pay. Budget figures are available from the Agents. For further information on Rates Payable and Small Business Rates Relief contact Bassetlaw District Council

PLANNING

We understand that the property has Planning Consent for its existing use.

For further information, please contact Bassetlaw District Council

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

TERMS

The premises are available To Let by way of a New Lease on terms to be agreed

RENT

£12,250 (Twelve Thousand Two Hundred and Fifty Pounds) Per Annum Exclusive

SERVICES

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

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

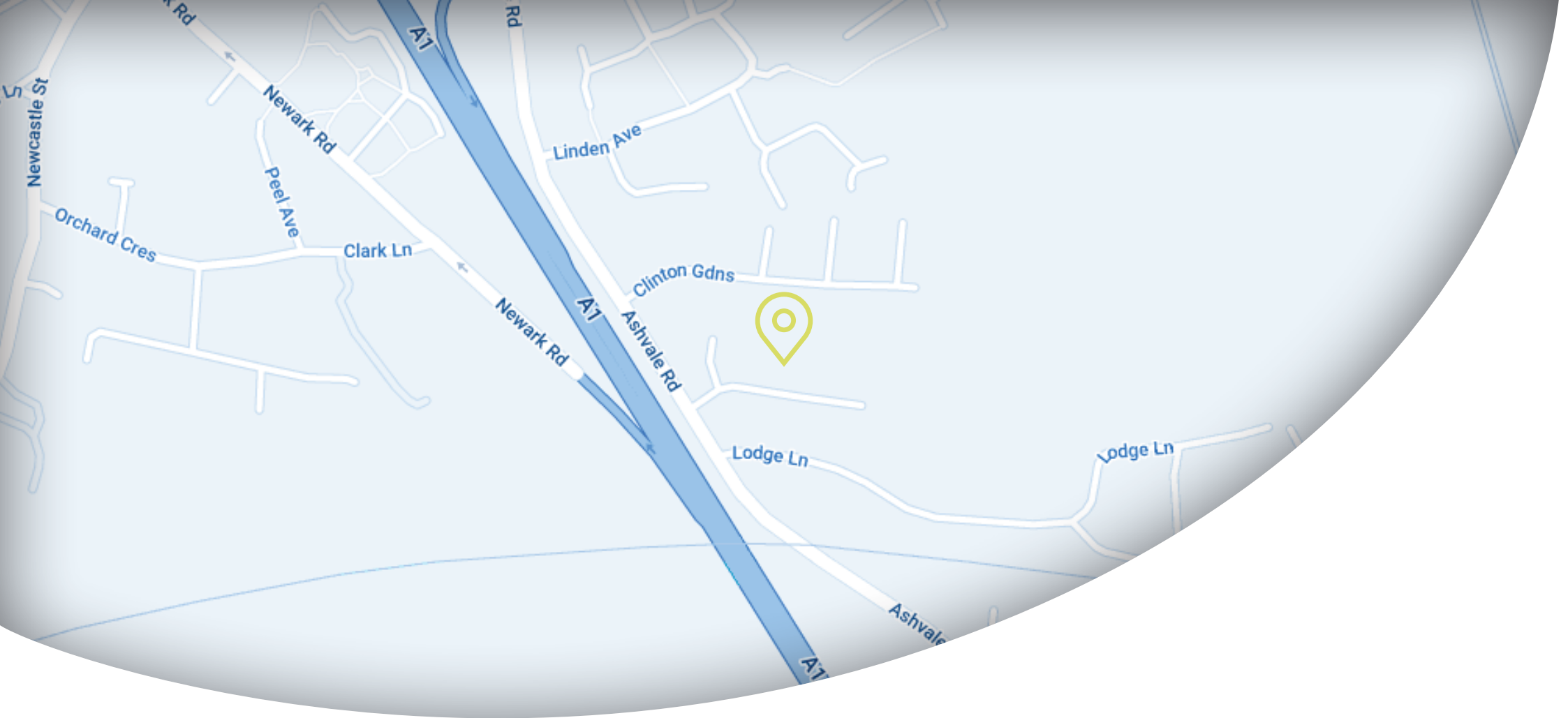
Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

Jack Farrell BSc (Hons) MRICS
Jack@mussonliggins.co.uk



MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS



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Beeston, Nottingham NG9 2PA



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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



JACK FARRELL BSc (HONS) MRICS
SENIOR SURVEYOR



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