

MUSSON LIGGINS

STAPLEFORD
PLOWMAN COURT

£40,000
PER ANNUM EXCLUSIVE
500.55 sq m (5,388 sq ft)

TO LET
Two Detached
Light Industrial Units

 Plowman Court, Halls Road,
Stapleford, Nottingham, NG9 7FN

 0115 941 5241

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 mussonliggins.co.uk

MUSSONLIGGINS

GENERAL DESCRIPTION

The subject properties comprise of a pair of detached light industrial, accessed via two pedestrian doors and roller shutters, located in a neighbourhood precinct within Stapleford.

FEATURES

- ▶ CANOPY FOR COVERED STORAGE
- ▶ KITCHENETTE AND W/C FACILITIES
- ▶ DRIVEWAY / YARD
- ▶ ROLLER SHUTTER DOORS



Plowman Court
Halls Road
Stapleford
Nottingham
NG9 7FN



LOCATION

The subject property is located within a neighbourhood precinct of industrial units and residential accommodation accessed via Halls Road off Derby Road B5010.

The B5010, Derby Road, is the main thoroughfare through Stapleford town centre. Stapleford is a town in the Broxtowe Borough of Nottinghamshire and is situated approximately 7 miles west of Nottingham city centre.

Stapleford is well-connected by road and public transportation. The A52 road runs through Stapleford, providing links to Nottingham, Derby and other surrounding areas. The A52 also provides access to Junction 25 of the M1 motorway. Additionally, there are bus services connecting the town to neighbouring locations.

Stapleford has a diverse community with a mix of residential, commercial, and industrial areas. Stapleford has a mix of local businesses, shops, and services, contributing to its economic vibrancy.

DESCRIPTION

The subject properties comprise of a pair of detached light industrial units. The large unit is of steel portal frame construction with brick and blockwork elevations and external sheet cladding, beneath pitched roof coverings, with the secondary unit being of traditional Victorian brickwork.

To the front elevation of both units, access is provided via two access doors and roller shutters.

The main warehouse itself in its current configuration is being used as a children's soft play centre and benefits from first floor office accommodation, kitchenette and W/C facilities with additional mezzanine storage.

The adjacent unit is currently being used for a similar use and includes kitchenette and W/C facilities, with an additional lean-to entrance/walkway.

Internally the units provides for good quality light industrial/warehouse space with a minimum eaves height of approximately 4.6 metres.

Access to both units is via a driveway/yard suitable for parking and loading together with a canopy area for covered storage between both units.



Plowman Court, Stapleford	M ²	Ft ²
Unit 1 (excluding mezzanine)	295.06	3,176
Unit 2	205.49	2,212
Total Accommodation	500.55	5,388



BUSINESS RATES

Rateable Value: **£23,500.**

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 Broxtowe Borough Council.

PLANNING

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

For further information, please contact Broxtowe Borough 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.

PRICE

£40,000 (Forty Thousand Pounds)

SERVICES

We understand that mains 3-phase electricity, gas, 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

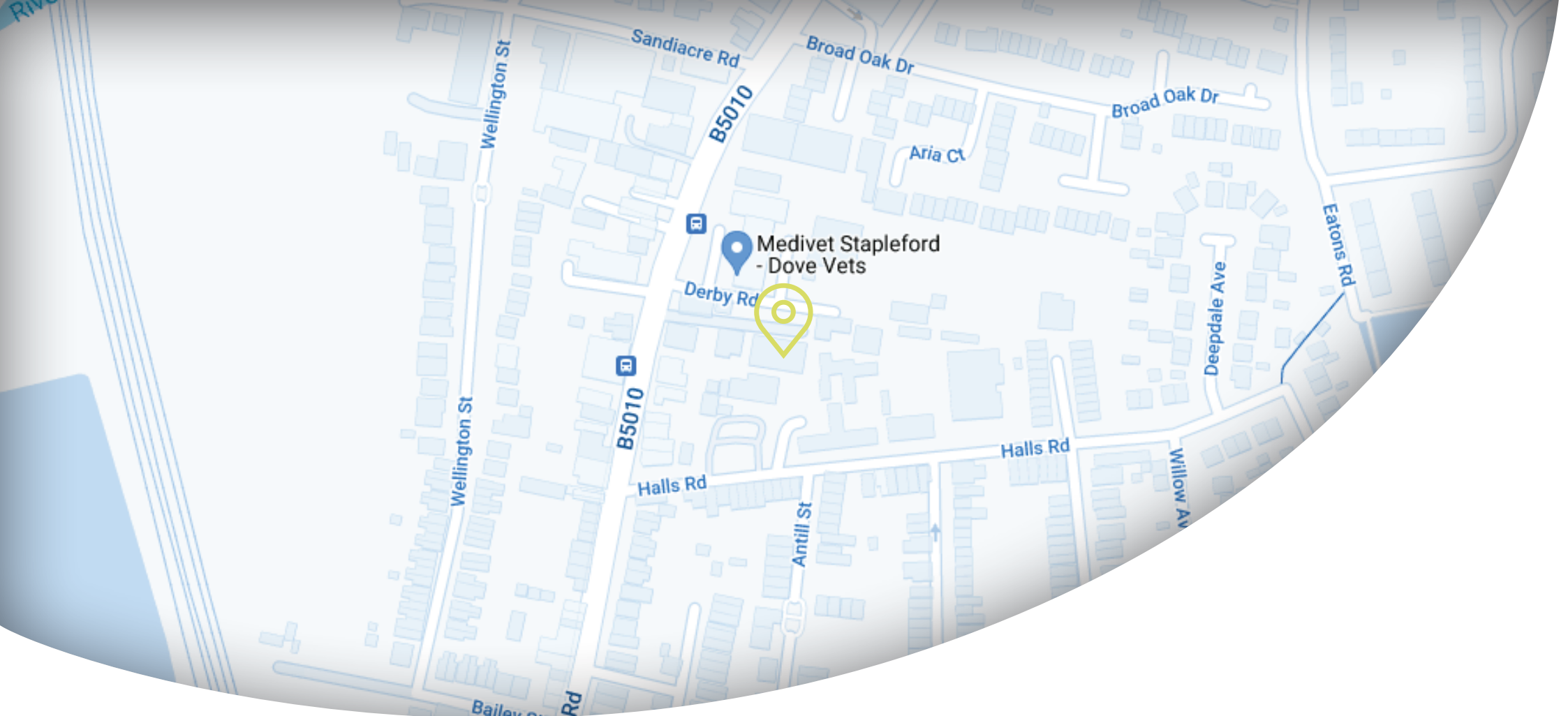
Each party will be responsible for their own legal costs incurred in this transaction.

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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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.



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