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# Nunn Close, Autton-in-Ashfield, Nottinghamshire, NG17 2HW



# TO LET

Modern Headquarters Premises with Car Parking Net Internal Area: 15,000 ft<sup>2</sup> (1,393.6 m<sup>2</sup>)

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# Location

The property is located at the end of Nun Close just off the A38 Alfreton Road in Sutton-in-Ashfield in an established industrial and distribution location.

The location benefits from excellent road connections being situated at Junction 28 of the M1 Motorway, which is recognised as the largest strategic cluster of distribution space in the northern East Midlands.

The A38 dual carriageway provides access to the West Midlands market via Derby, crossing the A50 at Junction 4.

# Description

The office comprises modern detached office building with substantial glass frontage, brickwork elevations and benefits a traditional pitched tiled roof.

Additional yard and/or car parking can be provided via separate negotiation.

# Specification

- Detached Premises
- 8 Person Passenger Lift
- Secure Car Parking and Yard Area
- Raised Access Flooring with Carpet Flooring
- Suspended Ceiling with Inset LED Lighting
- Air Conditioning
- Gas Fired Central Heating
- Double Glazed Aluminium Framed Windows
- Additional Car Parking and Yard Available (by separate negotiation)

# Accommodation

Ground Floor	5,000 ft2	464.6 m2
First Floor	5,000 ft2	464.6 m2
Second	5,000 ft2	464.6 m2
Total	15,000 ft2	1,393.6 m2

#### Rental / Terms

The property is available to let on a new lease with length to be agreed at £120,000 per annum exclusive.

# VAT

All prices quoted are exclusive of VAT which we understand is payable.

# **Planning Use**

Interested parties are advised to make their own enquiries with the local planning authority.

## Services

We understand all mains services are available in the vicinity of the site but prospective purchasers should make their own enquiries as to the suitability of the services for their particular requirement.

# **Energy Performance Certificate**

Available upon request.

# Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

#### Viewings / Further Information

Strictly via the agent Siddall Jones on 0121 638 0500



# Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.