

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



TO LET

Modern Headquarters Premises with Car Parking

Net Internal Area: 15,000 ft² (1,393.6 m²)

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**

