

# TO LET

**UNIT 3 BROWNS LANE  
STANTON-ON-THE-WOLDS  
NOTTINGHAMSHIRE**



**SELF CONTAINED SINGLE STOREY OFFICE  
NIA: 4,100 SQ FT (380.9 SQ M)**

**MODERN WELL PRESENTED OPEN PLAN OFFICES  
18 DEDICATED CAR PARKING SPACES  
TO BE REFURBISHED PRIOR TO OCCUPATION  
POTENTIALLY SUITABLE FOR ALTERNATIVE USES, SUCH AS  
MEDICAL OR HEALTH SERVICES, OR CRECHE / DAY NURSERY  
(SUBJECT TO PLANNING)**

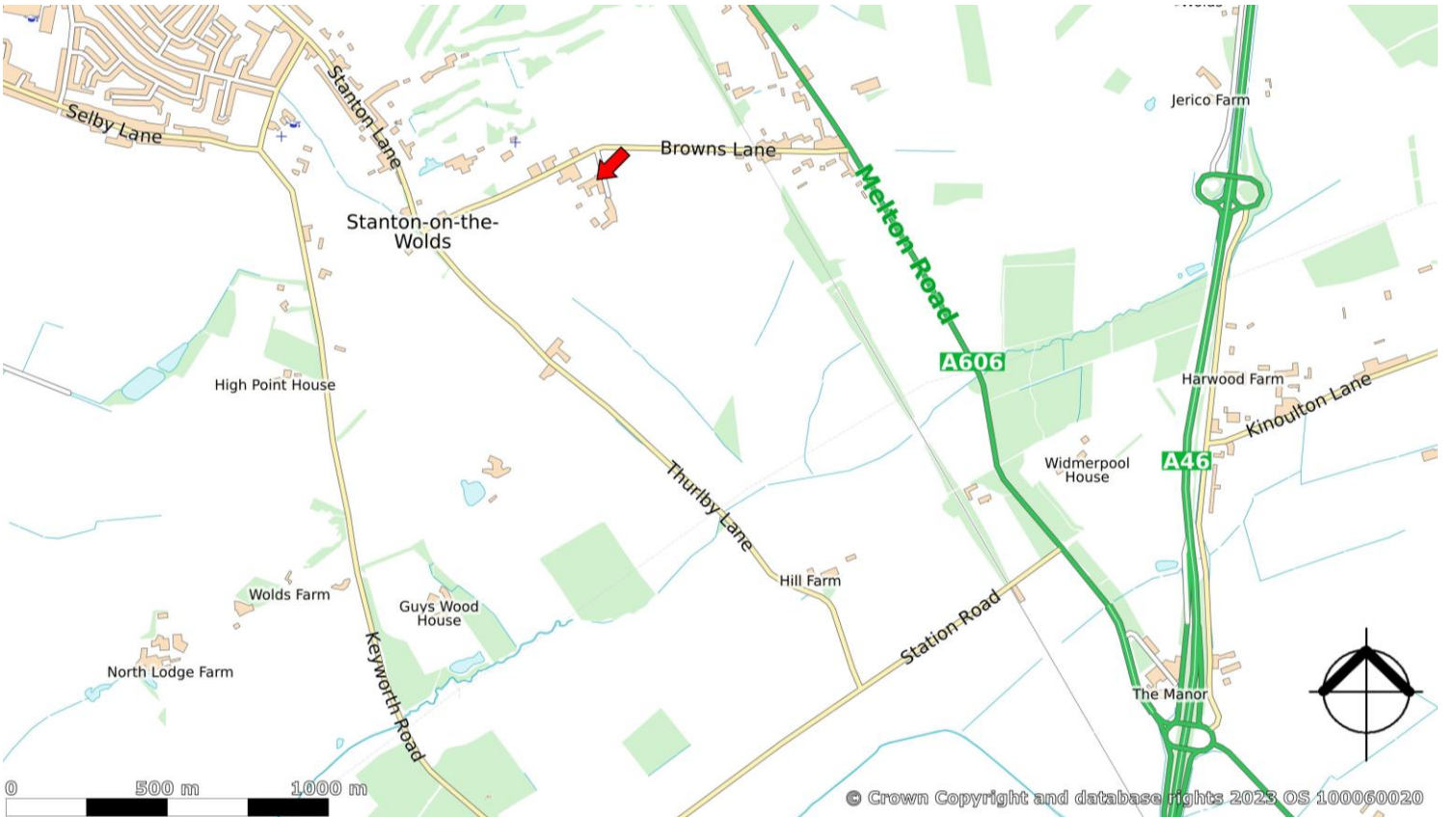
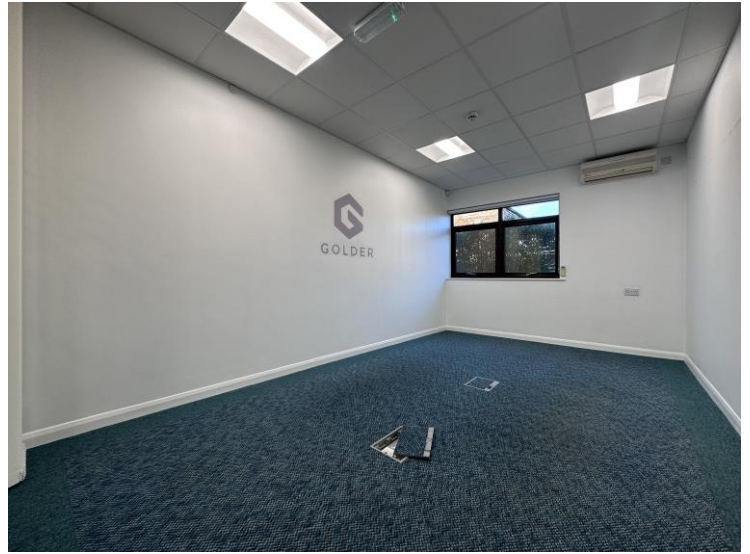
**SAT NAV: NG12 5BL**

Property Particulars

**Geo  
Hallam &  
Sons**

**0115 958 0301  
www.geohallam.co.uk**





## LOCATION

The property forms part of the established Browns Lane Business Park which is accessed off the A606 (Melton Road).

Stanton-On-The-Wolds is located approximately 7 miles south of Nottingham City Centre and also is located within a couple of miles of the recent duelled A46 which provides convenient access to the M1 to the south and the A1 trunk road to the north.

## DESCRIPTION

The property comprises a single storey self-contained office building of brick construction under a flat ash felt roof most recently used as offices.

The premises are due to be refurbished by the Landlord if continued to be used as offices and will provide the following specification:

- Carpeting throughout
- Suspended ceilings
- Inset lighting
- Air conditioning
- Wooden framed double glazing
- Shared entrance
- Perimeter power and data points
- Male and Female wc facilities
- Kitchenette

## CAR PARKING

There are 18 car parking spaces available with the property.

Additional spaces may be available by way of a separate negotiation.

## ACCOMMODATION

From measurements taken on site we calculate that the property has the following NET internal area:

Description	sq ft	sq m
Ground Floor	4,100	380.9

## TERMS

The premises are available to rent on a new fully repairing and insuring lease for a term to be agreed at a rental of:

**£35,000 per annum exclusive**

## SERVICE CHARGE

A Service Charge will be payable in respect of the maintenance and upkeep of the common areas of Browns Lane Business Park.

Further information is available from the agents upon request.

## BUSINESS RATES

From enquiries made of the Valuation Office Agency website it has been established that the property is assessed as follows:

Local Authority:	Rushcliffe Borough Council
Description:	Offices & Premises
Rateable Value:	£54,500

## PLANNING

From our enquiries of Rushcliffe Borough Council we understand that the property has the benefit of planning consent for use as under Class E so could be used as offices, research and development, professional and financial services, provision to medical or health services and day nursery/creche subject to certain conditions being met.

Alternative uses could be suitable, although interested parties are advised to make their own enquiries of Rushcliffe Borough Council planning department in respect of their proposed use.

## VAT

All sums are quoted exclusive of VAT if applicable.

## ENERGY PERFORMANCE CERTIFICATE

An Energy performance Certificate has been requested and will be made available in due course.

## LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

## VIEWING

Strictly by appointment with the sole agent Geo. Hallam & Sons:

**Contact:** Giles Davis  
**Email:** giles@geohallam.co.uk  
**Direct Tel:** 01159 580 301

July 2024

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Property Particulars

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