

TO LET

**UNIT 1 HARRIMANS LANE
LENTON LANE INDUSTRIAL ESTATE
NOTTINGHAM**



**WELL LOCATED WAREHOUSE / TRADE COUNTER
GIA: 2,462 SQ FT (228.7 SQ M)**

**ESTABLISHED INDUSTRIAL / TRADE COUNTER LOCATION
3.6M TO EAVES
SECURE YARD / LOADING AREA
DEDICATED PARKING FOR 6 CARS
ELECTRIC ROLLER SHUTTER DOOR**

SAT NAV: NG7 2SD

Property Particulars

**Geo
Hallam &
Sons**

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



LOCATION

The property is located on the well established Lenton Lane Industrial Estate fronting Harrimans Lane, popular with trade counter and wholesale occupiers.

The property offers direct transport links to the A52 Nottingham ring road and lies on the western fringe of Nottingham city centre, approximately 5-10 minutes drive from the city centre, and a 10-15 minute drive to Junctions 24, 25 and 26 of the M1 motorway.

DESCRIPTION

The property comprises a semi-detached warehouse which was the subject of a full refurbishment in 2018/2019.

Unit 1 benefits from the following specification:

- Dedicated WC and kitchenette facilities
- Solid concrete floor
- Metal profile clad roof with translucent roof lights
- Electrically operated roller shutter door to the southern elevation (3.7m x 3.4m)
- Secure yard to southern elevation
- 3.6m to eaves
- Hung LED lighting
- 3-phase power

Externally, in addition to the yard (which is 6m x 16.2m) there is dedicated car parking for up to 6 vehicles.

ACCOMMODATION

The property has the following Gross Internal Areas in accordance with the RICS Code of Measuring Practice, 6th Edition:

Description	sq m	sq ft
Unit 1	228.7	2,462
Total	228.7	2,462

TERMS OF DISPOSAL

The premises are available on a sub-lease contracted outside of the Landlord and Tenant Act for a term expiring no later than April 2029.

QUOTING RENT

The property is available at a rental of:

£20,000 per annum

BUSINESS RATES

The property currently forms part of a larger assessment and would therefore need to be reassessed upon occupation.

A guide is available from the marketing agents upon request.

SERVICE CHARGE

A Service Charge is levied on an ad-hoc basis in respect of the structure of the building and communal areas to the rear.

Further information is available from the Agent upon request.

SERVICES

It is understood that mains water and electricity are available and connected to the premises.

PLANNING

From enquiries made of Nottingham City Council it is understood that the property currently has the benefit of consent under Use Class E (Business) and Class B8 (Storage and Distribution).

Alternative uses may be permitted, although interested parties are advised to make their own enquiries of Nottingham City Council's Planning Department in respect of their proposed use.

VAT

All rents are quoted exclusive of VAT, if applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D(84).

LEGAL COSTS

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

VIEWING

Strictly by appointment with the sole agents Geo Hallam and Sons:

Contact: Giles Davis
Direct Tel: 0115 958 0301
Email: giles@geohallam.co.uk

February 2024

**Geo
Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk

Chartered Surveyors

**24 Regent Street
Nottingham
NG1 5BQ**

**Tel : 0115 958 0301
Fax : 0115 950 3108**

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