

# FOR SALE / MAY RENT

**THE MILL  
CANALSIDE INDUSTRIAL PARK  
KINOULTON ROAD  
CROPWELL BISHOP**



**THREE-STOREY FORMER MILL  
NIA: 2,705 SQ FT (251.3 SQ M)**

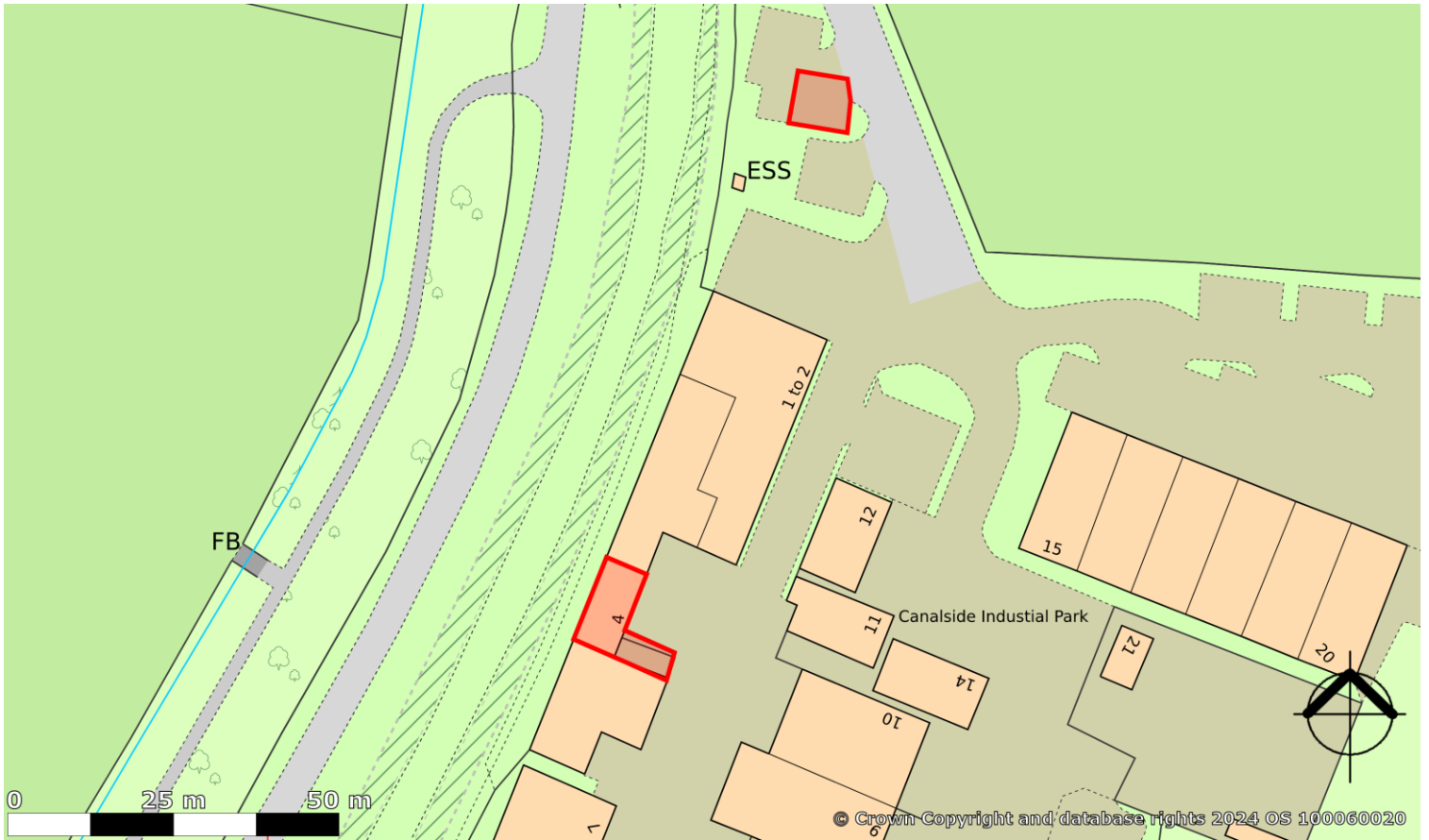
**FORMER MILL CURRENTLY USED AS OFFICES / STORAGE  
ORIGINAL FEATURES INCLUDING BEAMS, WOODEN FLOORS  
AND EXPOSED BRICKWORK  
ESTABLISHED RURAL COMMERCIAL LOCATION  
DEDICATED CAR PARKING SPACES**

**SAT NAV: NG12 3BE**

Property Particulars

**Geo  
Hallam &  
Sons**

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



## LOCATION

Canalside Industrial Estate is situated in an established rural commercial location with the estate providing a mix of industrial and office accommodation with associated yard and parking areas.

The location benefits from excellent road connectivity to the A46 and A52 dual carriageways, with Bingham, Cotgrave, Radcliffe-on-Trent and Newark all within close proximity. Nottingham and Leicester are also 9 miles and 23 miles away respectively.

## DESCRIPTION

The property comprises a mid-terraced three-storey former mill building with brick elevations beneath a pitched and tiled roof which has subsequently been converted to provide a mix of office and storage accommodation over three floors.

The general specification includes the following:

- Original wood flooring throughout.
- A combination of painted and plastered walls and exposed brick walls.
- Juliette balconies to the front and rear.
- LED spot lighting throughout.
- Perimeter power and data points.
- Gas fired central heating.
- Ground floor kitchenette and WC facilities.
- Internal security bars to the ground floor windows.

Externally, there is dedicated parking for vehicles, as well as loading to the ground floor main entrance of the property.

## ACCOMMODATION

The property has the following Net Internal Area in accordance with the International Property Measurement Standards:

Floor	sq ft	sq m
Ground Floor	1,086	100.9
First Floor	799	74.2
Second Floor	820	76.2
<b>Total</b>	<b>2,705</b>	<b>251.3</b>

## TENURE

The Freehold is available to purchase. Alternatively the Landlord may consider renting the property – further information available from the Agent.

## GUIDE PRICE

Offers are invited in the region of **£255,000**

## BUSINESS RATES

Local Authority: Rushcliffe Borough Council  
Description: Offices & Premises  
Rateable Value: £13,000

The property may be eligible for small business rates relief. Interested parties are advised to make their own enquiries of Rushcliffe Borough Council's Non-Domestic Rates Department in this regard.

## SERVICE CHARGE

A service charge is payable in respect of the maintenance and upkeep of the common areas of the Canalside Industrial Estate.

Further information is available from the Agent upon request.

## PLANNING

From enquiries made of Rushcliffe Borough Council we understand that the property currently has benefit of a consent under Class E.

Alternative uses may be permitted although interested parties are advised to make their own enquiries of Rushcliffe Borough Council.

## VAT

We are advised that VAT will not be applicable to a sale or lease of the premises.

## SERVICES

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

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D.

## LEGAL COSTS

Each party will be responsible for their own legal costs 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

May 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

Property Particulars

**MISREPRESENTATION ACT:** Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. 3) No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.