

INDUSTRIAL OPPORTUNITY

Unit G2 Enterprise Park, Wigwam Lane, Hucknall, Nottingham NG15 7SZ

RENT!

INDUSTRIAL WAREHOUSE / STORAGE UNIT SET WITHIN WELL ESTABLISHED INDUSTRIAL LOCATION

- 321 sq m (3,462 sq ft) GIA
- Set within a well-established industrial estate in Hucknall, Nottingham
- Good access to J26 / J27 of the M1 motorway
- External parking & front level loading



Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk
OR Will Torr 0115 979 3497 wtorr@heb.co.uk

0115 950 6611

LOCATION:

The property is located on the popular and well-established Enterprise Park Industrial Estate, Hucknall and is positioned within easy access of the A60 and both J26 & J27 of the M1 motorway.

The property also sits less than one mile to Hucknall's main town centre which provides easy access to public transport links including the local train and tram networks.

DESCRIPTION:

The unit comprises of a mid-terraced unit set within a securely gated industrial park.

The unit has the following specifications:-

- Open plan warehouse / storage
- Minimum eaves 4.4 metres
- Strip lighting
- Gas central heating
- Three Phase electricity
- Fire alarm system
- Roller shutter door
- Intruder alarm
- Staff facilities (kitchen & WC)

Externally, the property benefits from front level loading and car parking for two cars designated to the unit, with ample visitor spaces within the immediate vicinity.

ACCOMMODATION: (GIA)

DEMISE	SQ M	SQ FT
Warehouse:	308.7	3,323
Staff Facilities (Kitchen & WC):	12.9	139
TOTAL	321.6	3,462

TERMS:

The property is available on a new FRI lease for a term of years to be agreed.

RENT:

The property is available to rent at a level of:-

£26,000 Per Annum

SERVICE CHARGE:

A service charge is payable for the general maintenance and upkeep of the communal grounds.

RATES:

Rateable Value: £16,750

PLANNING:

B2 (General Industrial)

B8 (Storage & Distribution) uses.

VAT:

Vat is applicable to the rent and service charge.

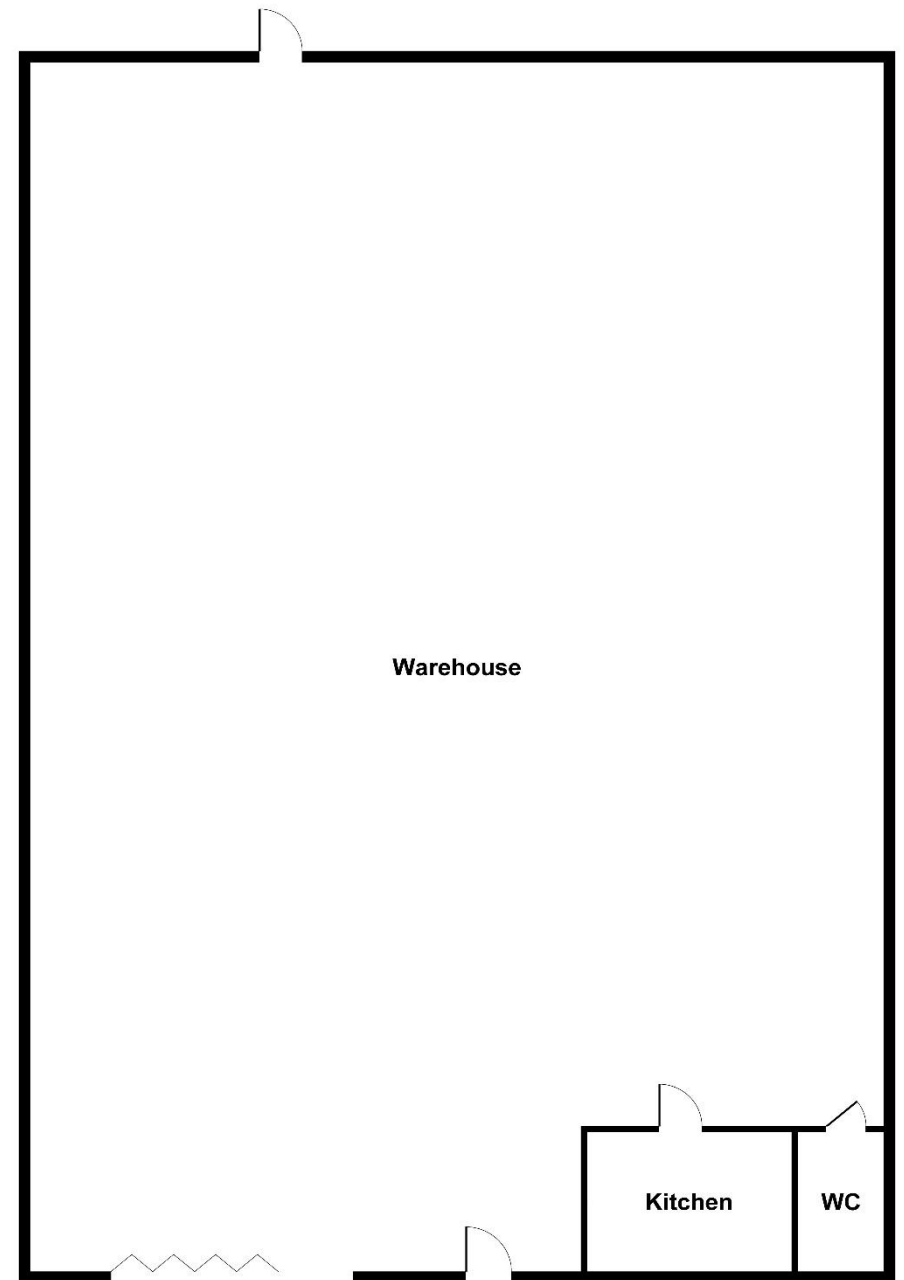
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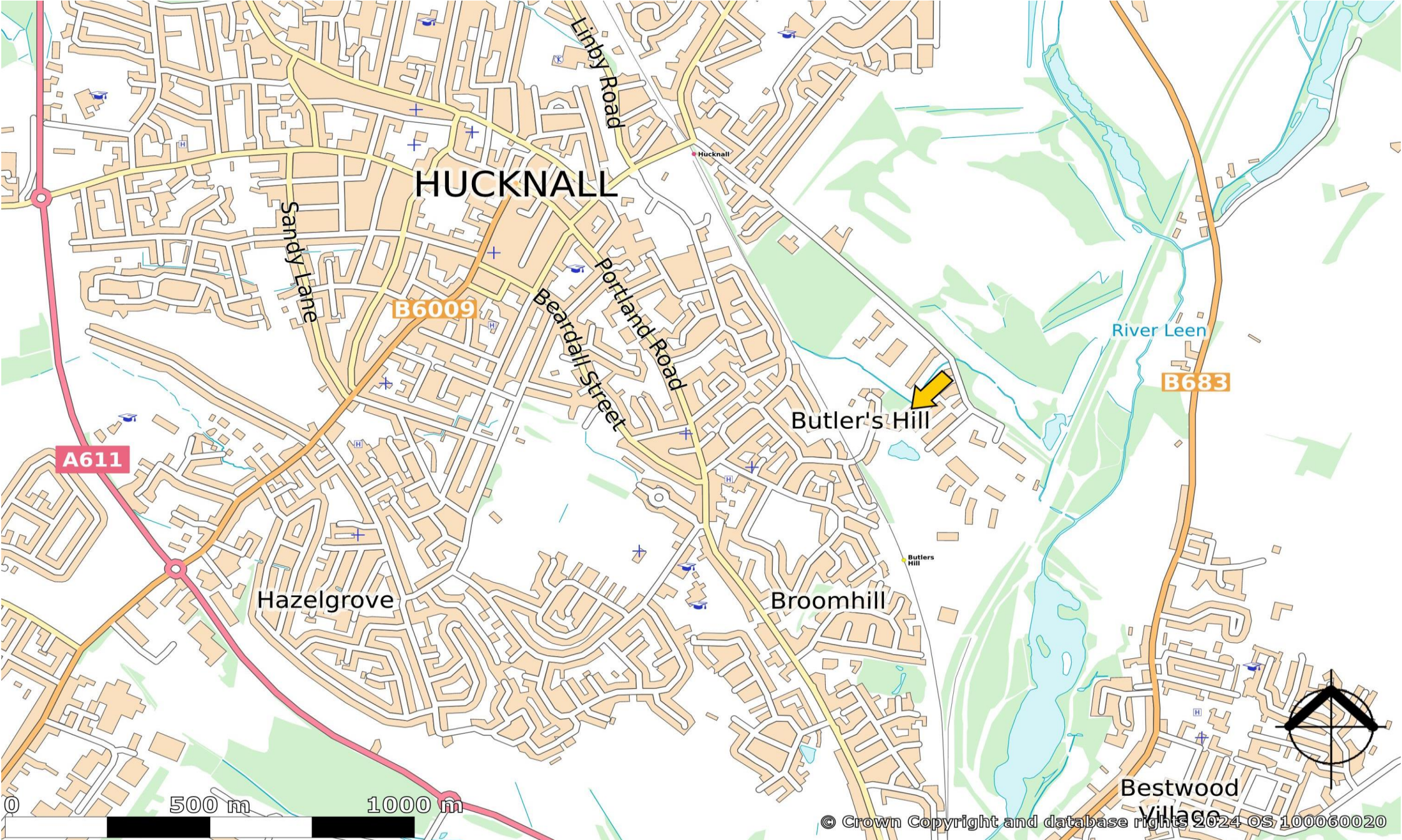
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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.