

# WORKSHOP / STORAGE & YARD SPACE OPPORTUNITY

Gin Close Way, Awsworth, Nottingham NG16 2TA



## RENT! WORKSHOP, STORAGE CONTAINERS & FENCED YARD AREAS TO RENT ON FLEXIBLE TERMS

- Unit 8 Workshop – £600 pcm
- Storage Containers - £125 pcm
- Yard Space (Up to 0.5 acres) POA
- Situated in Awsworth, Nottinghamshire, close to the A610 Ikea junction
- Easy access to major arterial routes
- Flexible terms available



### LOCATION:

The location enjoys easy access to the A610 dual carriageway leading to both J26 of the M1 motorway and the A38 dual carriageway, which in turn leads to south Derby and north to J28 of the M1 motorway.

### DESCRIPTION:

Unit 8 provides a small workshop area which is open plan in nature.

Secure storage containers are available along with a number of secured fenced yard areas available for storage uses up to 0.5 acres.

### RENT:

Unit 8 Workshop:	£600 per month
Storage Containers:	£125 per month
Yard Space:	Available upon request

### TERMS:

The workshop, storage containers and yards are available to rent on flexible terms.

### PLANNING:

B1 (Business)  
B2 (General Industrial)  
B8 (Storage & Distribution)

### RATES:

The units are not separately assessed for Business Rates. Prospective tenants should make their own enquiries to the local authority.

### VAT:

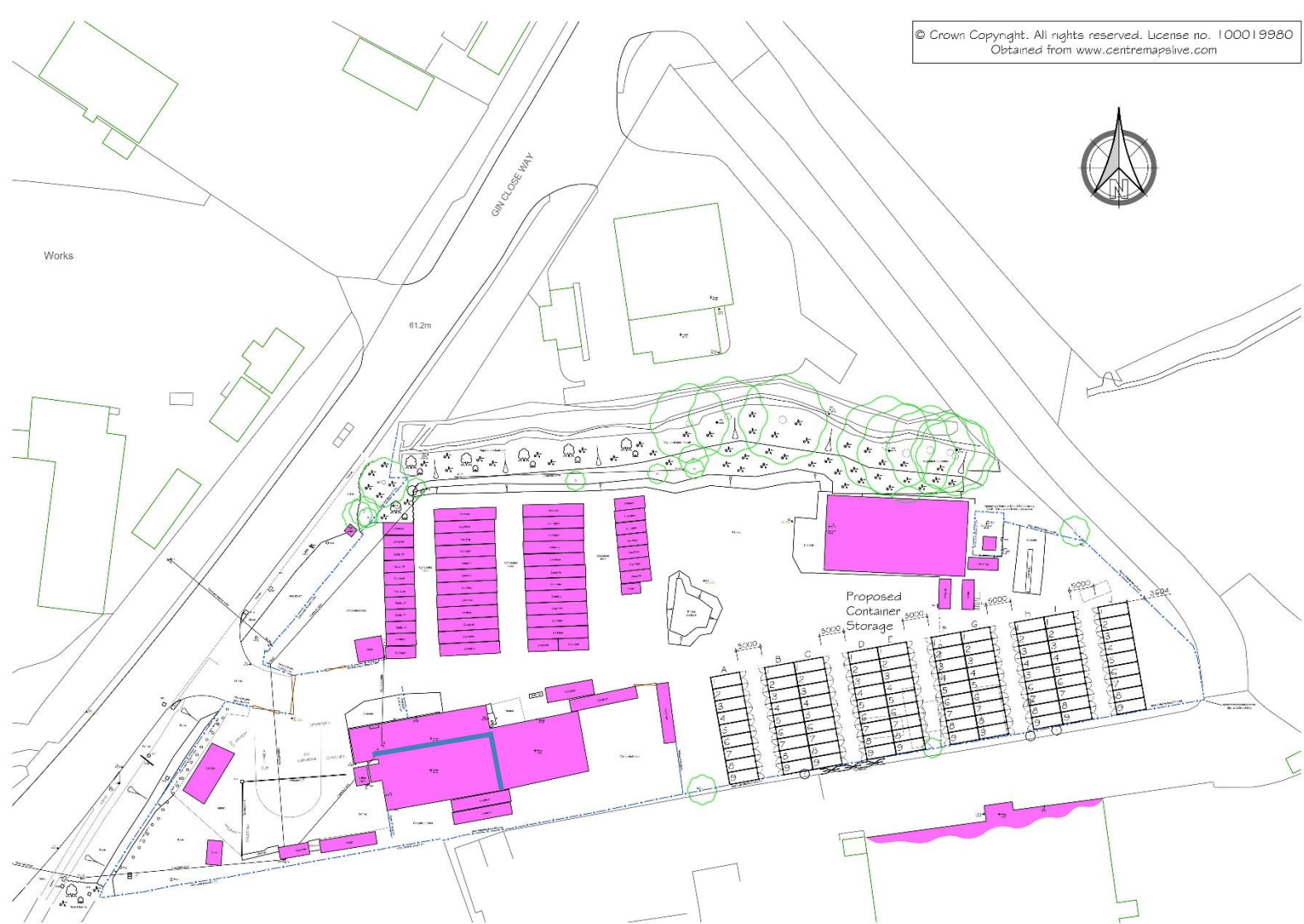
Vat is applicable to the rent.

**Interested?** Contact Jonathan Emmerson 0115 979 3490 [jemmerson@heb.co.uk](mailto:jemmerson@heb.co.uk)  
OR Nick Morgan 0115 979 3495 [nmorgan@heb.co.uk](mailto:nmorgan@heb.co.uk)

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**SITE PLAN**

**Scale 1:500**



**MISREPRESENTATION ACT** These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

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.