

BUSINESS SPACE OPPORTUNITY

1 Wallet Street, Nottingham NG2 3EL

RENT!

WELL LOCATED WAREHOUSE & OFFICES AVAILABLE ON FLEXIBLE TERMS

- Flexible Industrial & Office accommodation immediately available
- Unit 1 - Warehouse & Offices 648 sq m (6,977 sq ft)
- Unit 2 – Self-Contained First Floor Office of 96.93 sq m (1,043 sq ft)
- Convenient access to Nottingham city centre & the ring road system
- All-inclusive rent



Unit 1
£42,000 PA
Unit 2
£12,500 PA

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 situated in Nottingham city centre close to Nottingham Train Station and the A60 London Road.

The site is accessed off Crocus Street via Wallet Street which provides a discreet and convenient location immediately south of Nottingham city centre.

The location affords convenient access south towards West Bridgford, north via the A60 inner ring road and west via Queens Road out to the A453 and M1.

DESCRIPTION:

The available accommodation forms part of a detached warehouse and office building situated off Wallet Street close to Nottingham city centre.

Unit 1 forms a predominantly open span warehouse with mezzanine office accommodation. The warehouse is accessed via a concertina shutter door and the minimum eaves height is 3.8 metres.

Unit 1 has access to a kitchen and break out space along with shared WC facilities.

In addition to Unit 1, there is a self-contained first floor office which is directly accessed via its own front door from Crocus Street. The accommodation is predominantly open plan with a meeting room, kitchenette and WC facilities.

Externally, there is car parking available within the secure gated and walled compound.

Further information available upon application.

ACCOMMODATION: (GIA)

DEMISE	SQ M	SQ FT
Unit 1		
GF Warehouse:	585.57	6,303
Mezzanine Offices:	42.04	453
Separate Office:	20.55	221
SUB TOTAL	648.16	6,977
Unit 2 – First Floor		
Office:	96.93	1,043
TOTAL	745.09	8,020

RENT:

The property is available to rent for a term of up to two years and the quoting rents are:-

Unit 1	£42,000 per annum
Unit 2	£12,500 per annum

SERVICE CHARGE:

A Service Charge will be levied to cover the Buildings Insurance, Business Rates and Utilities. The Service Charge is approximately £2.00 per sq ft.

PLANNING:

B1: (Business)
B2 (General Industrial)
B8 (Storage & Distribution) uses.

VAT:

Vat is applicable to the rent.

EPC:

An EPC has been commissioned.

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heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



OFFICE ENTRANCE

CROCUS STREET

ONE
WALLETT
STREET

WALLETT
STREET

LONDON
ROAD

MEADOWS WAY

SITE
ENTRANCE

50 m

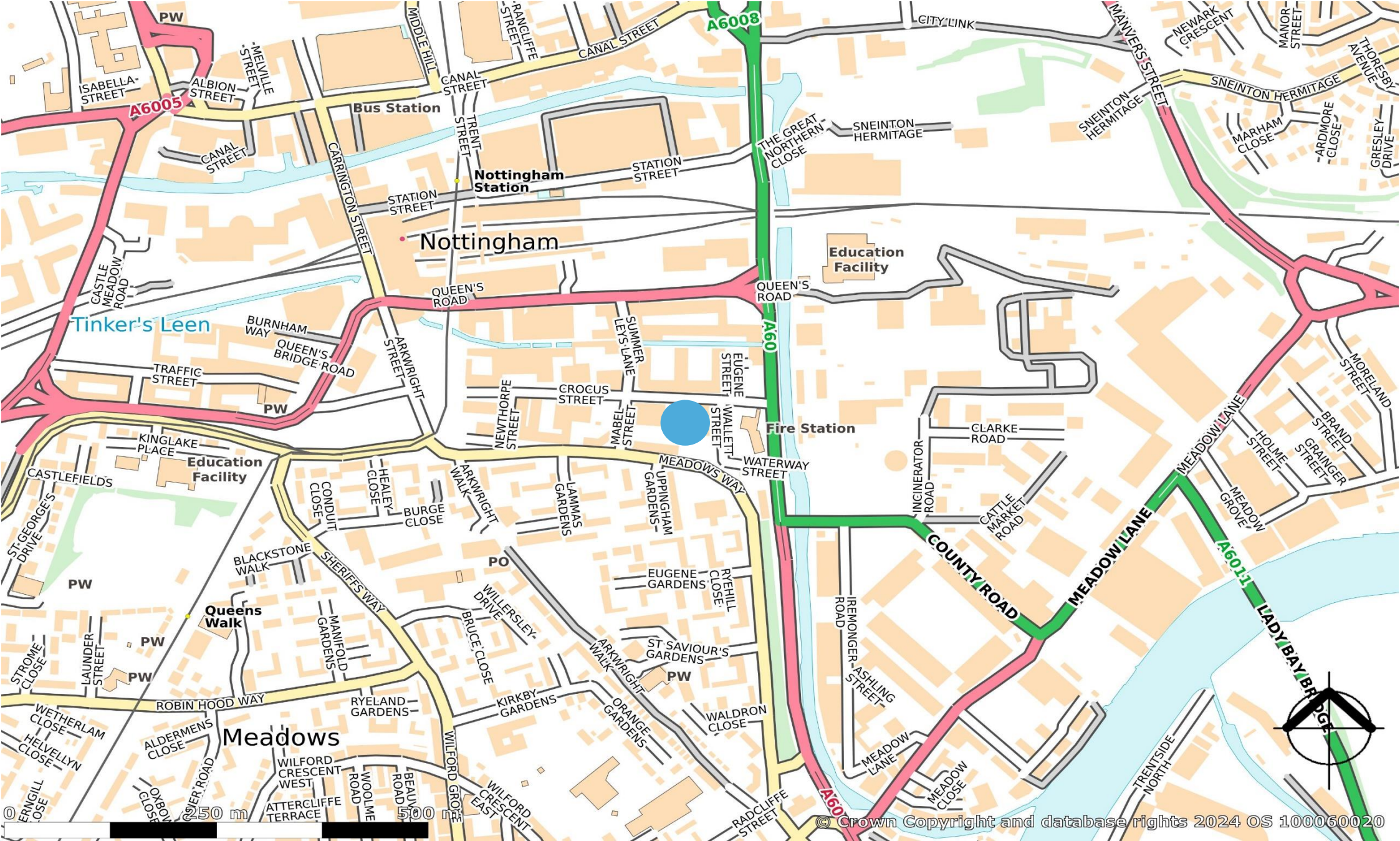
100 m

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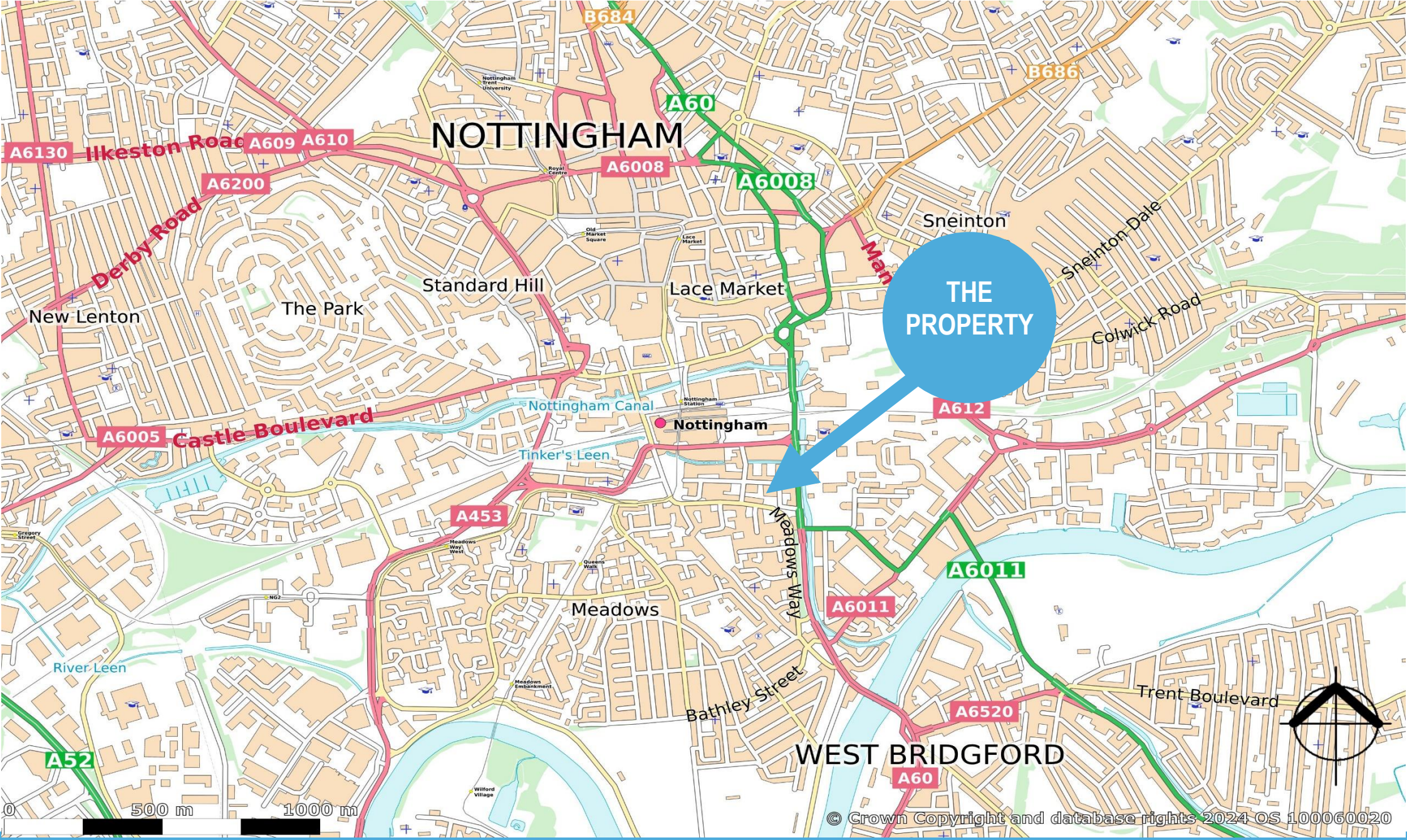


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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.