

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

¹ Interested? Contact Will Torr 0115 979 3491 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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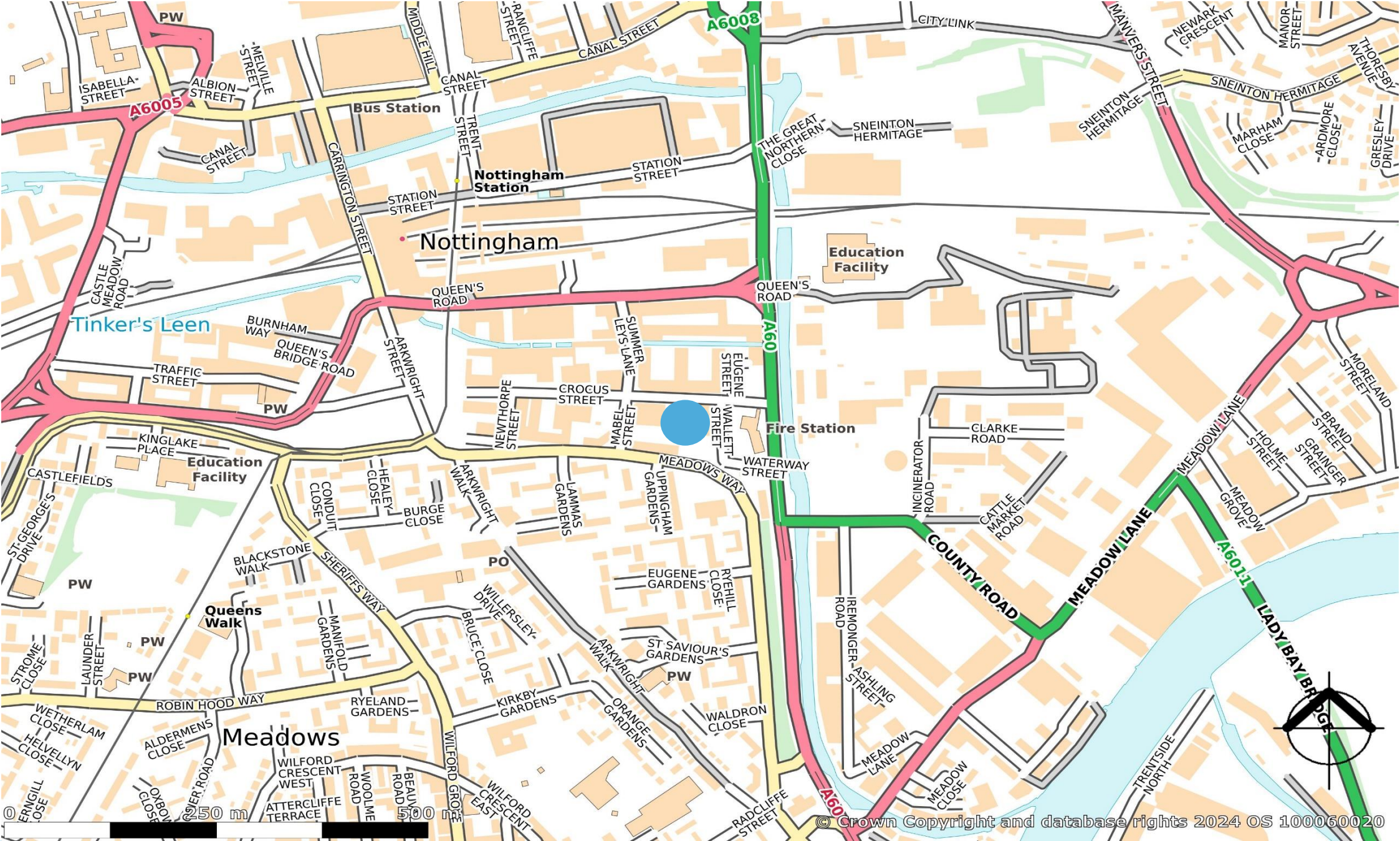


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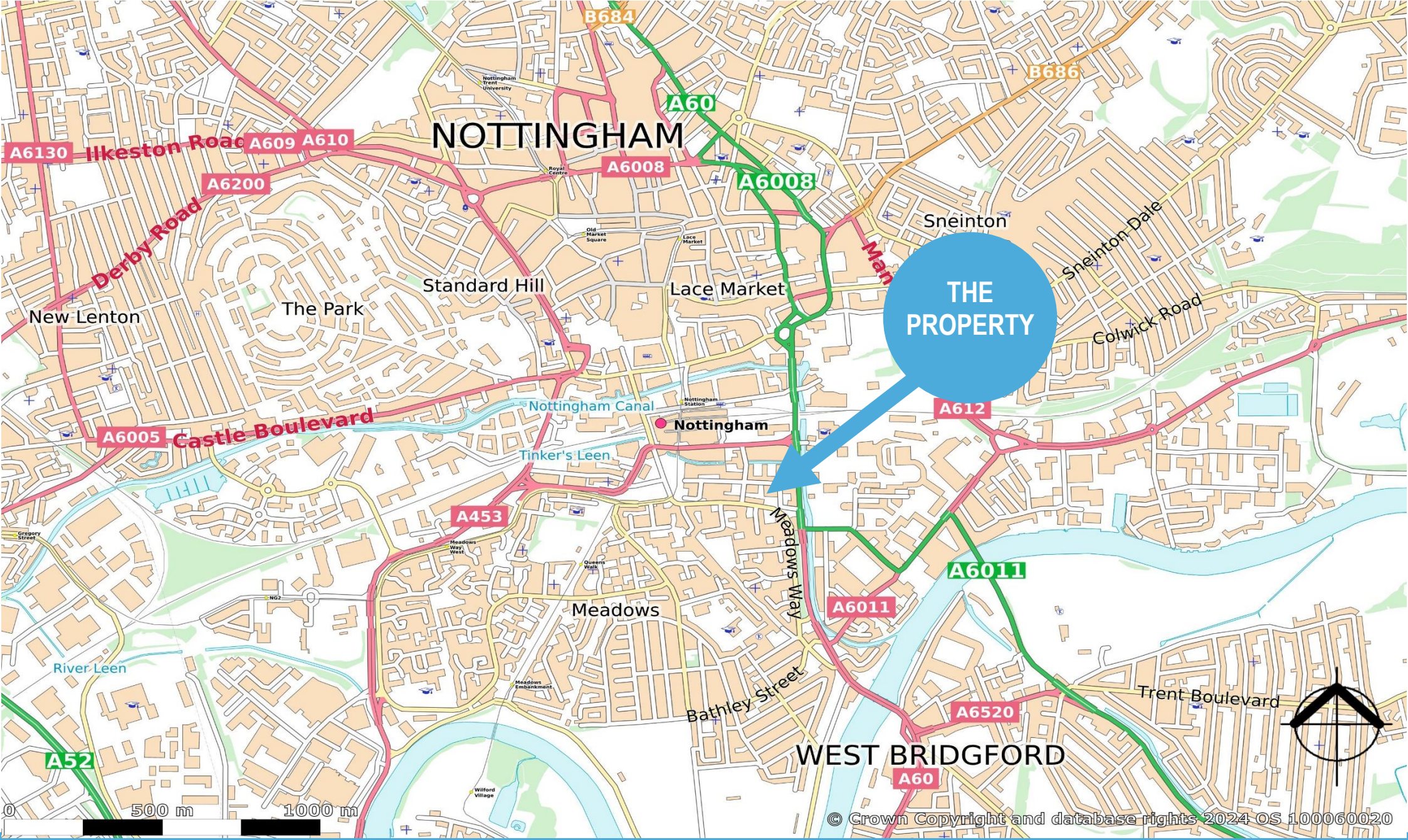
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The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective 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.