N5&W 10

ALL ENQUIRIES

Unit 21, Nottingham South & Wilford Industrial Estate Ruddington Lane, West Bridgford Nottingham NG11 7EP Warehouse/Industrial Opportunity on sought after Industrial Estate on the edge of West Bridgford



Prime Warehouse/Industrial Unit of 902.32 sq m (9,713 sq ft)

NS&W 10

NOTTINGHAM SOUTH & WILFORD INDUSTRIAL ESTATE NOTTINGHAM • NG11 7EP

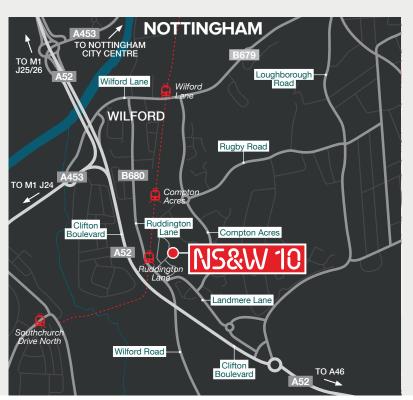
LOCATION

The unit is located on the long established and highly sought after Nottingham South and Wilford (NS&W) Industrial Estate on the edge of West Bridgford, two miles south of Nottingham City Centre.

Access to the Estate is via Ruddington Lane or Landmere Lane, which in turn provides easy access to the A52 ring road. The M1 at J25 & 26 is accessed via the A453 and A52.

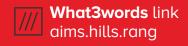
The Estate is adjacent to the NET Tram system and the location has its own Tram Stop. The tram provides ease of access to East Midlands Parkway via Clifton and Nottingham city centre through to Hucknall.

NS&W Industrial Estate is situated within Rushcliffe and is therefore outside of the Workplace Parking Levy.













NS&W 10

NOTTINGHAM SOUTH & WILFORD INDUSTRIAL ESTATE NOTTINGHAM • NG11 7EP

DESCRIPTION

The unit forms a mid-terrace industrial warehouse unit with excellent visibility to the main Estate Road.

The unit has the following specification:



Clear span warehouse with modern overclad roof



Integral two storey offices and welfare facilities



6m minimum eaves, 7.9m to the underside of the ridge



Single level access loading door



Outside of the Workplace Parking Levy



20 lined car parking spaces



Q3 2024 — Following completion of a programme of dilapidations works







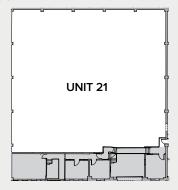
FLOOR AREAS

Unit 21	Sq M	Sq Ft
Ground Floor Warehouse	712.88	7,673
Ground Floor Offices	98.34	1,059
Ground Floor - Sub Total	811.22	8,732
First Floor Offices	91.10	981
Total	902.32	9,713

GROUND FLOOR



FIRST FLOOR



NS&W 10 NOTTINGHAM SOUTH & WILFORD INDUSTRIAL ESTATE NOTTINGHAM • NG11 7EP









TENURE

Freehold or Leasehold.

RENT OR SALE PRICE

Quoting terms are available upon application from the joint Agents.

BUSINESS RATES

The assessment forms part of a larger assessment but an indicative Rateable Value can be provided.

PLANNING

We understand that the unit has planning permission for B1 & B8 use under the Town and Country planning (use classes) Order 1987. Interested parties are advised to make their own enquiries to Rushcliffe Borough Council.

SERVICE CHARGE

There is a Service Charged levied in respect of the upkeep and maintenance of the landscaping at the front of the property.

VAT

VAT will be charged at the prevailing rate unless otherwise stated.

EPC

Available upon request.

VIEWINGS

Please contact the joint agents.



Will Torr

07866716974 • wtorr@heb.co.uk



Tim Gilbertson

07887 787 893 tim@fhp.co.uk Amy Howard

07887 787 894 amy.howard@fhp.co.uk

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 accuract 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 stat 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. May 2024.