

# TO LET

Office

£6,500 p.a.

Unit 11 Vision Business Centre

Firth Way

Off Camberley Road

NG6 8GF

Nottingham  
**Propertyplus**



**UNIT 11 VISION BUSINESS CENTRE, FIRTH WAY, OFF CAMBERLEY ROAD,  
NOTTINGHAM, NG6 8GF**

### **FIRST FLOOR OFFICE ACCOMMODATION**

- Benefitting from 2no allocated parking spaces within a Business Centre
- Suitable for Class E: Commercial Business & Service and B8 (Light Industrial/Office)

#### **Location**

The Business Centre is located some 5 miles north of Nottingham City Centre on Firth Way, off the A6002 Camberley Road. Junction 26 of the M1 is located approximately one mile away, whilst Bulwell town centre is a short distance to the south west. In the immediate vicinity is the popular Blenheim Industrial Estate .

#### **Description**

The Centre comprises 15 units situated in two blocks of brick construction under a pitched,

metal clad roof. The units are self-contained with their own disabled toilet facility and kitchenette. A gas fired central heating system is provided to each unit.

#### **Lease Terms Of Years**

The premises are available to let on a new lease for a term to be agreed, minimum three years. The City Council are to be responsible for external repairs, the tenant responsible for internal repairs, including repairs to doors and windows.

Nottingham  
**Propertyplus**

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# Unit 11 Vision Business Centre, Firth Way, Nottingham NG6 8GF

## Floor Area

Areas (approx.)	Sq M	Sq Ft
First floor	56.42	607

*Measurements are given for information purposes only. It is recommended that prospective tenants undertake their own measurements of the property prior to contract.*

The City Council will insure the building and recharge the cost to the tenant.

## Rent

£6,500 pa exclusive of VAT

## Rating

Rateable Value £5,000

The ingoing tenant must rely on their own enquiries from the Business Rates department 0115 9154819 for rates payable

## EPC Rating

C (66)

## Service Charge

Any costs incurred by the Council in maintaining common areas from time to time will be recharged to the tenant.

## Services

Mains water and electricity are connected to the premises. We have not verified this and tenants must rely on their own investigations.

## Legal Cost

The tenant will be responsible for the cost of the councils legal costs involved in the transaction and for obtaining a Credit Status Report.

## Viewing

Strictly by prior appointment, Please contact Siobhan Stewart on:

**Tel:** 07923 260157

or

**Email:** [Siobhan.stewart@nottinghamcity.gov.uk](mailto:Siobhan.stewart@nottinghamcity.gov.uk)

**Date:** May 2021



The Council for themselves and for the vendors or lessors of this property give notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract:

(ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them:

(iii) No person in the employment of the Council has any authority to make or give any representation, warranty whatever in relation to this property.

## VALUE ADDED TAX

Value added tax may apply to this transaction. All figures quoted exclusive of VAT.

Applicants must satisfy themselves on the VAT position if necessary by seeking independent advice.

Information for prospective business tenants is available in other formats on request.