

TO LET

Industrial Unit

POA

'Unit 8' Sneinton Market,

Avenue A

NOTTINGHAM

NG1 1DT

Nottingham
Propertyplus



UNIT 8, SNIENTON MARKET, AVENUE A, NOTTINGHAM, NG1 1DT

- Industrial Unit suitable for light industrial (E(g)(i) and (iii) & B8).
- Single phase electricity and water
- Internal floor area c. 109 sq m (1,178 sq ft)

Location

Sneinton Market is located on the eastern edge of Nottingham City Centre, roughly 10 minutes walk from the Market Square. It is a vibrant on trend area home to an eclectic mix of creative occupiers.

Description

One of the larger units on the Avenues on the popular Avenue A, with neighbouring occupants including Luisa's Vegan Chocolates and Neon Raptor. Light industrial unit of steel frame, brick/block construction. Unit sectioned off in entrance area, ideal for small office area and includes a small kitchenette.

Nottingham
Propertyplus

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Unit 8, Sneinton Market, Avenue A, NOTTINGHAM NG1 1DT

Floor Area

Areas (approx.)	Sq M	Sq Ft
Ground floor	109	1,178

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

Rent

POA

Rating

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

EPC Rating

E (114)

Service Charge

Apportioned 3.67% of overall service charge for Sneinton Market Avenue

Services

Mains water and electricity are connected to the premises.

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.

USE

Most forms of creative, light industrial use will be considered except high traffic generating uses.



Viewing

Strictly by prior appointment, Please contact Ben Wilkinson on:

Tel: 07775 000634 or

Email:

Ben.wilkinson@nottinghamcity.gov.uk

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.