



Unit 3, Shelford Lodge Farm

Shelford, Nottinghamshire

Carter Jonas

**Shelford Lodge Farm
Shelford
Nottinghamshire
NG12 1EA**

Commercial storage unit for let in approximately 2,308 sq. Ft.

Commercial storage unit totalling approximately 2,308 sq. ft. To let with associated parking and communal toilets.



Property

Commercial storage unit for totalling c.2,308 sq. ft, with concrete floor throughout. Roller shutter door with a height of 6.07 meters, personnel door and, 3 phase electricity present and new LED lighting.

Sloping ceilings with peak height of 8.90 meters, sloping to a height of 6.22 meters at the eaves.

Vehicle parking will be provided on-site.

Location

The unit is located outside the village of Radcliffe-on-Trent which is situated 4 miles west of Bingham.

Services

The storage unit benefits from mains electricity (3 phase) and water.

Tenure & Possession

The unit is available to let to a single occupier.

Use

Class B8 (Storage & Distribution) & Class E (g) (iii) (Industrial processes which can be carried out in a residential area without detriment to its amenity).

Rent

Offers in excess of:
£11,535 + VAT per annum.

Rent Review

Rent shall be subject to the statutory rent review provisions on the basis of market rent.

Repairing Obligations

The units are available by way of an effective Full Repairing and Insuring Lease (FRI lease).

Service Charge

The service charge covers maintenance of the grounds, car parking areas and cleaning of communal toilets. This is recharged to the Tenant based on the percentage of the floor area in which they occupy.

Legal and Agent Fees

A contribution is to be paid by the Tenant(s) for the formalisation of a lease(s), in respect of the Landlord's Legal and Agents fees.

Works

Any works will be agreed between the Landlord and the Tenant(s).

Wayleaves, Easements & Rights of Way

The building is let subject to and with the benefit of all public and private rights of way, wayleaves and easements whether or not specifically mentioned.

Health & safety

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

Local Authority

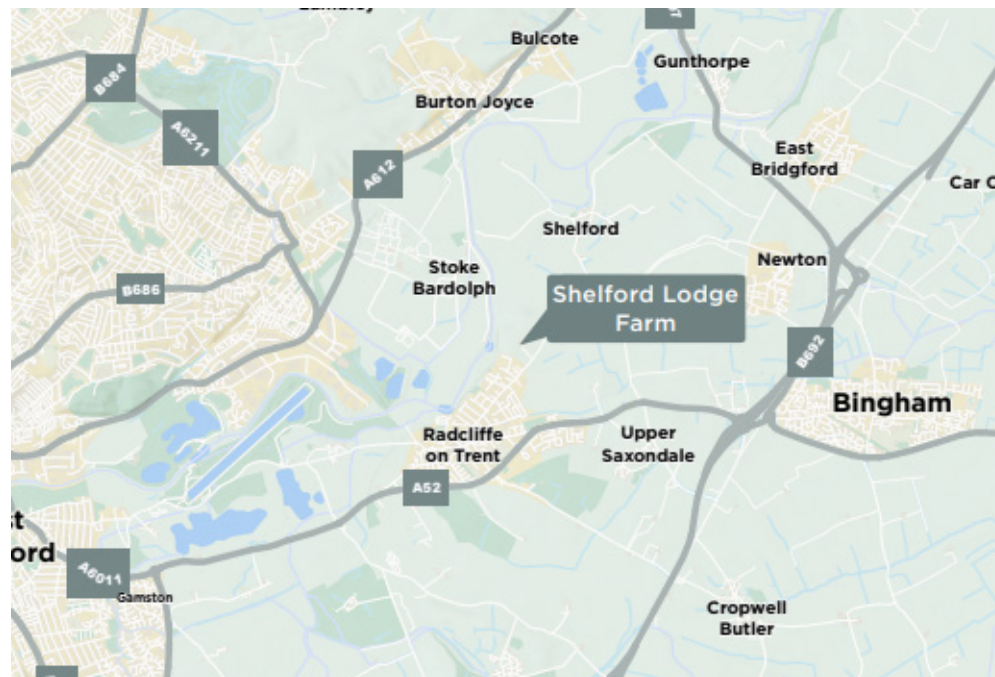
Rushcliffe Borough Council
Rugby Road
West Bridgford
Nottingham
NG2 7YG

Viewings

Viewings are conducted by appointment only and will be accompanied by the marketing agent and Landlord.



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Northampton

01604 608208 | Henry.spencer@carterjonas.co.uk
01604 608211 | Georgina.lewis@carterjonas.co.uk

First Floor Stone Barn, Blisworth Hill Farm Business Park, Stoke Road, Blisworth, NN7 3DB

Important Information

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