

Rare opportunity to acquire two-storey offices, producing £34,000 per annum until April 2027, having development potential

NIA 181.5 m²
(1,955 ft²)

- Two-storey offices
- Gross internal area 2,687 ft² (249.6 m²)
- Ten car spaces
- Located to the rear of Adbolton Hall
- One mile from West Bridgford town centre
- Three-year lease from 7 April 2024 with a tenant break after one year



FOR SALE



Location



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Location

The property is located on the eastern outskirts of Lady Bay, off Adbolton Lane which is an extension of Trent Boulevard. The property lies about one mile from West Bridgford Town centre, close to a bus terminus and to shopping amenities.

The property is accessed by a private driveway to the north of Adbolton Lane, adjacent to Kindred Nursery which also serves Adbolton Hall.

Description

The property comprises a two-storey office building of brick and slate, having gas heating and part air conditioning, comprising at ground floor level, a porch, reception with server room and kitchen off, rear service corridor with workshop and two offices off.

At first floor level there are four private offices, part air conditioned. The brief specification is as follows:

- Reception area with server room off
- Cat6 cabling
- Ground floor kitchen
- Ground and first floor toilets
- Gas central heating and part air conditioning
- Ten onsite car spaces





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Accommodation

Floor	m ²	ft ²
Ground	87.1	939
First	94.4	1,016
Total Net Internal Floor Area	181.5	1,955
Gross Internal Floor Area	249.6	2,687



Business Rates

Enquiries have been made of the Valuation Office Agency website (www.voa.gov.uk) where we have obtained the following information:

Address: DSL Systems Ltd, r/o Adbolton Hall, Adbolton Lane, Holme Pierrepont, Nottingham, NG2 5AS

Description: Offices & Premises

Rateable Value: £12,250

EPC

The property has an energy rating of **D**, valid until 4 June 2034.



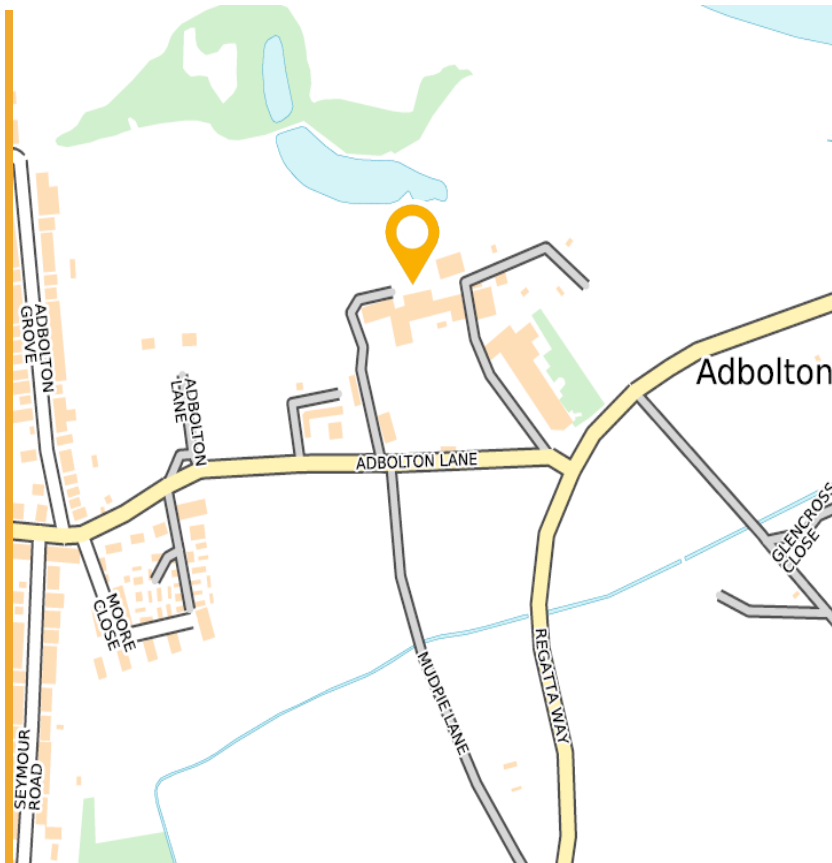
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Lease Terms

The property is let to DSL Systems Ltd by way of a three-year lease extension from 7 April 2024, expiring 6 April 2027 at £34,000 per annum exclusive, subject to a tenant break clause after one year.

Tenant Covenant

DSL Systems Ltd (CRN: 01442610) were incorporated on 8 August 1979 and have an Experian credit score of 77, described as of below average risk. To 31 December 2022, the company reported a turnover of £2,926,070; pre-tax profits of £1,056,224 and a net worth of £543,897.

Price

Offers are invited in excess of:

£450,000

VAT

The property is VAT registered.



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SAT NAV: NG2 5AS



Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.