

TO LET **£8,400 Plus VAT Per Annum**

Unit 10, Church View Industrial Park, Church Street,
Old Basford, Nottingham, NG6 0JA



- Workshop / Storage / Offices
- Good Transport Links
- Established Commercial Location
- EPC: tbc
- GIA- 85.9 Sq m (925 Sq ft)
- Good Onsite Parking
- Security Window Bars Installed
- Carpeted Throughout

Lindpet House
5 Market Place
Grantham
NG31 6LJ

01476 930891

www.commerciallist.co.uk



LOCATION

Church View Industrial Park is an established commercial location in the Old Basford area of Nottingham approximately 3 miles north west of the city centre and benefits from good transport links with the M1, A6514 and A610 close by. The wider area is of mixed use comprising a variety of residential, shops, commercial units and eateries. Occupiers within the immediate vicinity include OfficePro Direct, Sherwood Shed Company and D & J Projects Fencing.

DESCRIPTION

This self contained ground floor workshop / storage / office unit is of traditional brickwork construction under a flat roof. The accommodation comprises of multiple different sized rooms, as well as a W.C and kitchen. The property benefits from good onsite parking, carpeted floors throughout and security window bars.

ACCOMMODATION

We have calculated the gross internal floor area to be as follows;

TOTAL GIA- 85.9 Sq m (925 Sq ft)

SERVICES

We understand that mains electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES

The Managing Agents for Church View Industrial Estate will confirm business rates which are payable for this property. Interested parties are advised to contact the joint sole letting agents for further information in respect of rates and costs associated to the property.

TERMS

The unit is available TO LET on a new full repairing and insuring lease for a term to be negotiated at an asking rent of £8,400 plus VAT per annum.

EPC

Energy rating: TBC

VAT

We understand that VAT will be charged on the rent.

LEGAL COSTS

The tenant will be liable for a £500 plus VAT contract and tenancy set up fee.

VIEWING

By prior appointment with the joint letting agents;

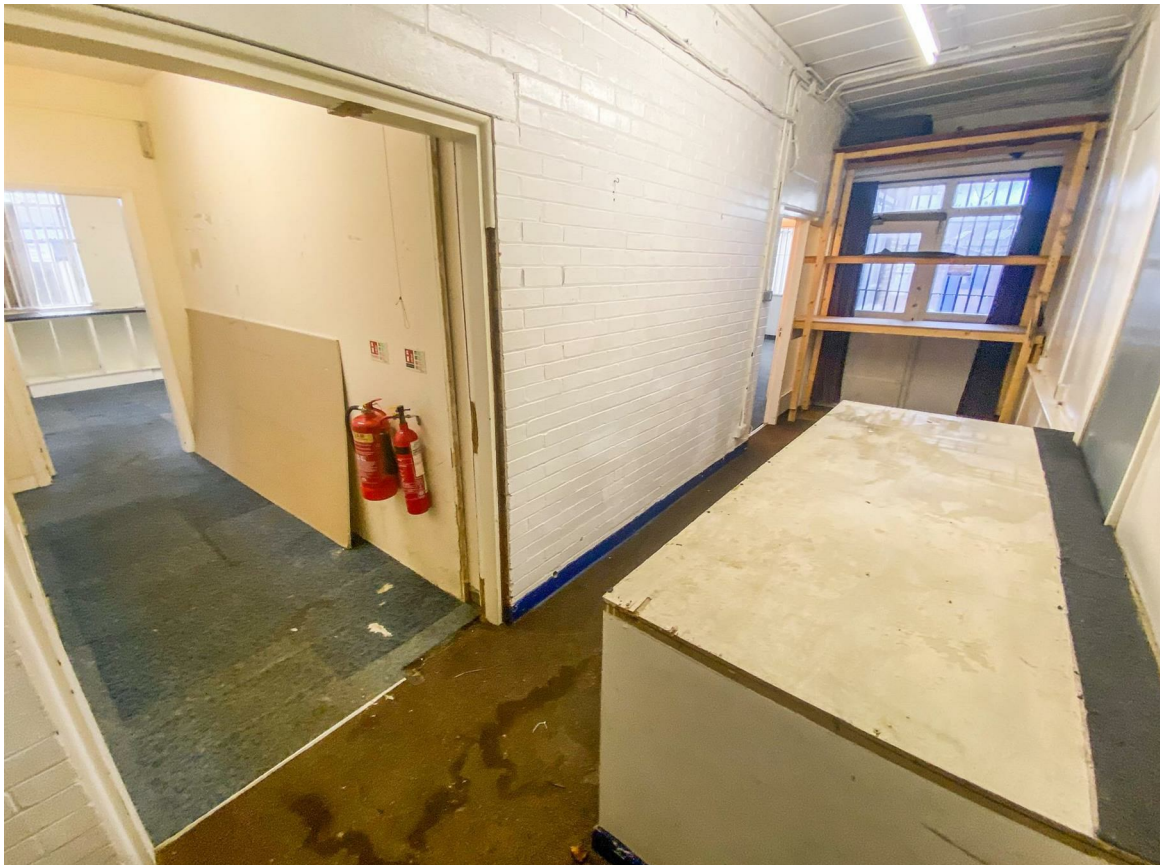
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IMPORTANT NOTICE – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.