

TO LET From £17,000 Plus VAT Per Annum

Units 9 & 10 Langley Park Industrial Estate, North Street,  
Langley Mill, Nottingham, NG16 4BS



- Two Modern Industrial Units
- Recently Refurbished
- 2,267 sq ft - 4,534 sq ft Available
- Units Can Be Combined
- Electric Roller Shutters
- Three Phase Electricity
- Good Onsite Parking
- Offices Installed To Part

Lindpet House  
5 Market Place  
Grantham  
NG31 6LJ

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[www.commerciallist.co.uk](http://www.commerciallist.co.uk)



## **LOCATION**

These units are located in the established Langley Park Industrial Estate in the village of Langley Mill and accessed off North Street. Langley Mill is situated approximately 9 miles north east of Nottingham, 10 miles north of Derby and 13 miles south east of Mansfield and benefits from good access with the A610, M1 and the A38 close by.

## **DESCRIPTION**

These recently refurbished industrial units are of steel portal frame construction with part brick walls and insulated steel cladding under a pitched roof. The accommodation comprises a large workshop area with offices, kitchen and W.C's to front. The property benefits from the following features;

- Good parking
- Three phase electricity
- Electric roller shutter
- Gas fired heater
- Alarm system installed

## **ACCOMMODATION**

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

Unit 9- 210.6 Sq m (2,267 Sq ft)

Unit 10-210.6 Sq m (2,267 Sq ft)

TOTAL GIA- 421.2 Sq m (4,534 Sq ft)

The units are available separately or as a whole.

## **SERVICES**

We understand that mains electricity, gas, 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**

From enquiries made through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value (Unit 9 & 10): £19,000

Interested parties should make their own enquiries as to the amount of rates payable.

## **TERMS**

The units are available TO LET on a new full repairing and insuring lease for a term to be negotiated at an asking rent of £17,000 plus VAT per annum per unit. A service charge is payable on the estate equal to 9.75% plus VAT of the agreed rent. Please contact the agent for more information.

## **EPC**

We understand that the following energy ratings apply:

Unit 9- D

Unit 10- D

## **VAT**

We understand that VAT will be charged on the rent.

## **LEGAL COSTS**

The tenant will be liable for a £750 plus VAT contract and tenancy set up fee.

## **VIEWING**

By prior appointment with the joint letting agents;

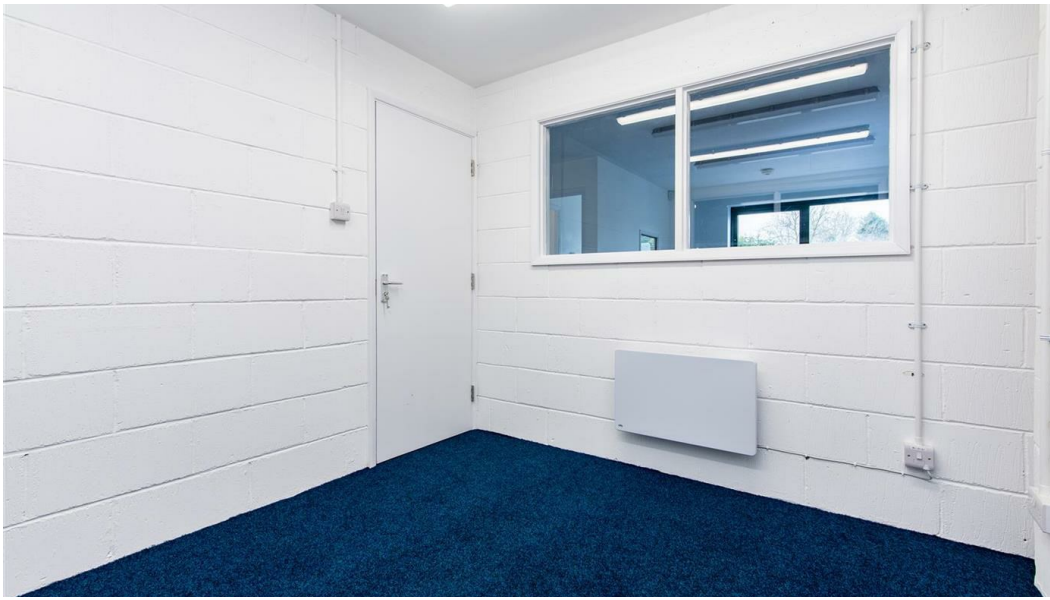
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**IMPORTANT NOTICE** – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

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.