

3 PROSPECT PLACE

NOTTINGHAM NG7 1RS

Cost effective light industrial / storage unit

1,374.63 sq m (14,796 sq ft)

TO LET

- City Centre fringe location
- 3.95m eaves
- New lease available
- 3 Loading doors
- Flexible lease terms available

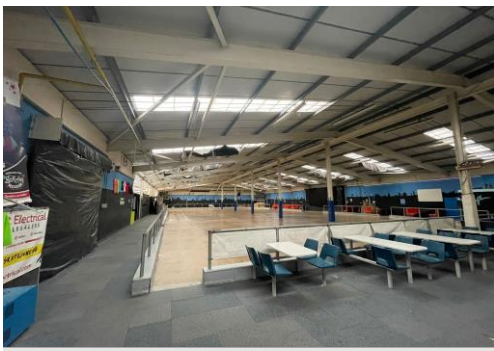


AVAILABLE FOR A VARIETY OF USES



NG Chartered Surveyors

Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



LOCATION

The property is located on Prospect Place on the fringe of Nottingham City Centre. Prospect Place can be accessed via the A6130 Lenton Boulevard and the A6005 Castle Boulevard, providing good access links to the City.

Other local occupiers include Cotswold Outdoor Nottingham, Breeze Bikes and Tesco Express.

DESCRIPTION

3 Prospect Place is a single-storey portal framed industrial / warehouse unit, benefiting from 3 roller shutter doors, 2 to the rear elevation (3.64m x 2.9m and 3.05m x 3.06m) and 1 to the front elevation (6.69m x 3.61m).

ACCOMMODATION

The property has the following approximate gross internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

1,374.63 sq m (14,796 sq ft)

SERVICES

Mains supplies of water and electricity are available and connected to the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

The property has an EPC rating of 72 falling within Band 'C'.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

Charging Authority:	Nottingham City Council
Description:	Factory & Premises
Rateable Value:	£20,000
Period:	2022/23

TENURE

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Rent on application.

VAT

VAT is applicable to the rent, charged at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.



SUBJECT TO CONTRACT

Viewing by prior appointment only

Charlotte Stegges

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment, or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.