



TO LET

UNIT 15, LITTLE TENNIS STREET

NOTTINGHAM NG2 4EL

2,893 m² (31,140 ft²)

Rare opportunity to rent a substantial
warehouse/industrial unit

- Popular and established commercial location
- Clear span space with 5.5m eaves height
- Three electrically operated roller shutter doors with level access loading
- Fully fitted, two storey office accommodation with full height reception area
- 20 on-site parking spaces/front yard
- Easy access to Nottingham city centre and A612 Daleside Road



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



LOCATION

The property is situated on Little Tennis Street which forms part of the highly popular Colwick industrial area, approximately two and a half miles to the south-west of Nottingham city centre.

Its location affords easy access to the A612 Daleside Road which is one of the principal arterial roads to and from the city, which allows easy access to the national roads network.

DESCRIPTION

The property comprises a substantial twin bay steel portal framed warehouse/industrial unit with a 5.5m eaves height. Loading is via three electrically operated roller shutter doors to the side elevation, with the warehouse space being lit by high bay LED lighting, whilst heating is provided by space heaters.

To the front of the building there is an integral block of two-storey office accommodation providing a combination of private and large open plan offices set around an impressive full height reception atrium area. The office fit-out provides carpet flooring, perimeter trunking, part air conditioning and suspended ceilings with a combination of integrated LED panels and Cat II lighting.

To the front of the property is a dedicated, surfaced car park providing spaces for approximately 20 vehicles.

ACCOMMODATION

Measured on a Gross Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Ground Floor Offices	304	3,272
First Floor Offices	304	3,272
Warehouse	2,285	24,596
TOTAL GIA	2,893	31,140

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

EPC

The property has an EPC rating of 74 within Band C.

SERVICES

All mains services, including a three-phase electrical supply, are evident within the property, but we can provide no warranty with regard to their capacity or connectivity.

BUSINESS RATES

Charging Authority:	Nottingham City Council
Description:	Workshop & Premises
Rateable Value:	£91,000
Period:	2023/24

TENURE

The property is available on a new, full repairing and insuring lease for a term of years to be agreed.

RENT

£225,000 per annum exclusive.

VAT

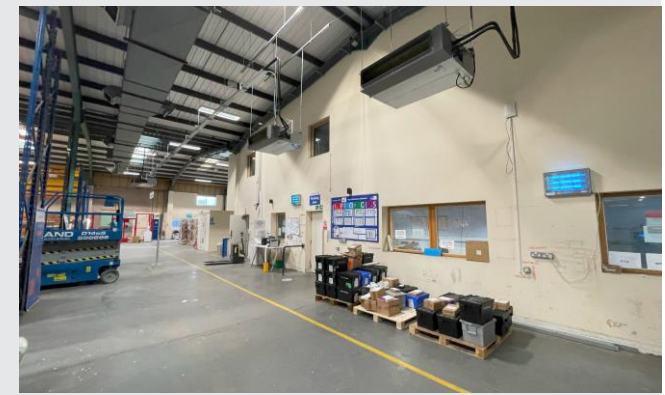
VAT is applicable to the rent at the prevailing rate.

LEGAL COSTS

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

OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



SUBJECT TO CONTRACT

Viewing: By prior appointment
with the sole agents.

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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 of 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.