# Moorgreen Industrial Park

Eastwood • Nottingham • NG16 3RP

## **ASH COURT Brand New Industrial Units** 1,250 sq ft and 1,500 sq ft size options available

- **NG** Simple lease format NG Rent paid monthly **NG** On-site management
- NG Ability to trade up or down on the estate as your business evolves NG 6m to underside of eaves





**NG Chartered Surveyors** Holland House, 43 Loughborough Road, West Bridgford, Nottingham NG2 7LA

#### Location

Eastwood is easily reached by leaving Nottingham on the B600. This in turn provides direct access to the M1 Motorway at J27 via the B600 Watnall Road and A608 and to J26 via the B600 and A610.

The Moorgreen Industrial Park extends to some 200,000 sq ft. This area has been the focus of considerable activity over recent years. The park now accommodates a wide range of locally based companies. The Moorgreen Industrial Park benefits from on-going investment supervised by an on-site management team.

## The Property

Ash Court is a development of 11 self-contained industrial units.

Elevations are lined and insulated profiled steel cladding. Height to the underside of eaves is 6m.

Service access is provided to each unit via a manually operated sectional overhead door with adjacent pedestrian entrance. Internally each unit benefits from its own WC facility and lighting throughout.

# Accommodation & Rent Schedule

UNIT	SQ M	SQ FT	RENT PA
1	LET		
2	139.5	1,500	£11,250
3	LET		
4	116.25	1,250	£9,375
5	139.5	1,500	£11,250
6	139.5	1,500	£11,250
7	139.5	1,500	£11,250
8	139.5	1,500	£11,250
9	LET		
10	LET		
11	LET		

Rent is payable monthly in advance.

### Town & Country Planning

A planning application has been granted by Broxtowe Borough Council for the development, falling within Class B1 (light industrial) under the Town & Country Planning (Use Classes) Order 1987.

The application reference is 15/00864/FUL.

\* Note – All Motor Trade related uses will be prohibited on the development.

#### Service Charge

A service charge is levied in respect of the upkeep and maintenance of common and landscaped areas, charged at 6% of the headline rent. Buildings insurance is charged in addition to the service charge.

#### VAT

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

### Legal Costs

An ingoing tenant will bear the landlord's legal costs incurred in documenting each letting.

#### Rates

#### Charging Authority: Broxtowe Borough Council

The units will be assessed for rating purposes on Practical Completion of the construction works.

\* Please note that units with a rateable value less than £12,000 will benefit from 100% business rates relief provided that the incoming tenant only occupies one property. Interested parties are advised to contact Broxtowe Borough Council (Tel. 0115 917 7777) to verify their eligibility.

#### Tenure

The units are available by way of new full repairing and insuring leases, for a fixed 3 year term.





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#### SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents:



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