

High Quality Industrial/Warehouse Unit

905.54 sq m (9,737 sq ft)

Unit C, Birch Park, Coombe Road, Off Engine Lane, Moorgreen, Nottm, NG16 3SU

To Let



- Simple lease format
- Ideally suited for engineering use
- On-site management
- Ready for immediate occupation



High Quality Industrial/Warehouse Unit
Unit C, Birch Park, Coombe Road, Off Engine Lane,
Moorgreen, Nottingham, NG16 3SU

Location

The subject premises are situated on Coombe Road, off Engine Lane, in the popular Moorgreen Industrial area to the north-east of Eastwood town centre.

The location affords convenient access to both Nottingham and Derby, in addition to being easily accessible to the M1 Motorway.

The Property

This detached unit is of steel portal frame construction with cavity brick and blockwork elevations surmounted by insulated double skin plastic coated profile steel cladding under a similarly clad roof.

Internally the warehouse has a concrete slab floor and an internal eaves height of 5.5 m (18 ft). There are two offices, a boardroom, canteen and WC facilities.

The unit can be accessed to the front elevation by a roller shutter door and lies within a secure site. There is parking for approximately 28 cars directly in front of the property.

Accommodation

Measured on a gross internal basis, the unit provides the following approximate area:-

905.54 sq m (9,737 sq ft)

Services

Mains supplies of water, sewerage and Three Phase electricity are evident within the property, but we can provide no warranty with regard to their capacity or connectivity.

EPC

The unit has an EPC Rating falling with Band C.

Town & Country Planning

The premises are suitable for uses within Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Review 2005. Interested parties should make their own enquiries to Broxtowe Borough Council Planning Department (Tel. 0115 917 7777).

Rates

Local Authority:	Broxtowe Borough Council
Rateable Value:	£35,500
Period:	2018/2019

Tenure

The unit is available by way of a new full repairing and insuring lease for a term of 3 or 5 years.

Rent

The rent will be **£51,250 per annum**. Rent is paid monthly in advance.

Service Charge

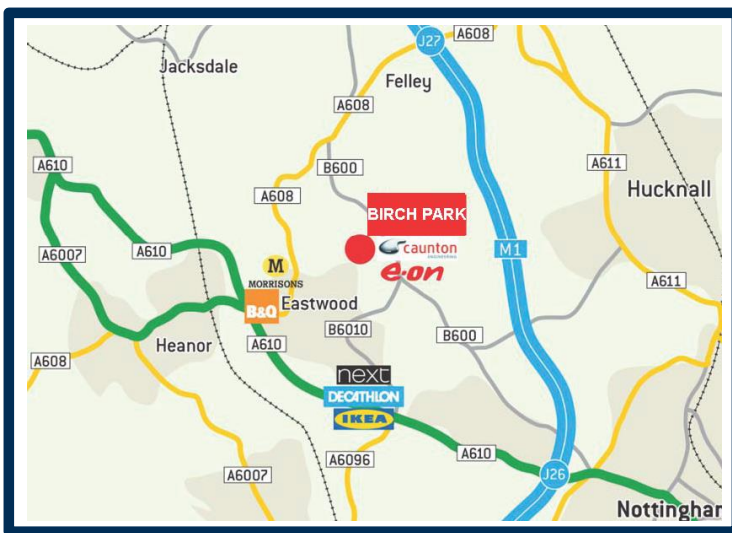
A nominal service charge is levied in respect of the upkeep and maintenance of the common and landscaped areas. The percentage applicable to this property is 6% of the rent.

VAT

The property is registered for VAT purposes which will be charged in addition to the rent and service charge.

Legal Costs

Each party will bear their own legal costs incurred in documenting the transaction.



Viewing

Strictly by prior appointment
with the sole agents.

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Property Misdescriptions Act: 1. Statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agents, the Vendor or Lessor. They are made subject to contract and form no part of any contract or warranty. 2. Particulars are prepared in good faith, to give a fair overall view of the property. If anything is particularly relevant to your interest, ask for further information. These particulars are believed to be correct; accuracy is not guaranteed. 3. The particulars are not 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. Information on services is based on information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to purchase. 4. Photograph/s depict only certain parts of the property; it should not be assumed that any contents or furnishings, furniture etc in the photograph/s are included within the sale. 5. Dimensions, distances and floor areas are approximate. Plan areas and measurements are based on Ordnance Survey Group Plans and there may be some discrepancy with Title Deeds. These are given as a guide only. Purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective. 7. Information on Town & Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. 8. Plans contained within these particulars have been reproduced by permission of Emapsite/Ordnance Survey, are not to scale and are for identification purposes only.

SUBJECT TO CONTRACT

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