



Bar Lane Industrial Estate, Basford, Nottingham NG6 0JA

Industrial Units

- ▶ Two units available 4,300 & 7,500 sq ft
- ▶ Suitable for a variety of uses
- ▶ Flexible terms available
- ▶ Close to major arterial routes

For enquiries and viewings please contact:



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Location

The Bar Lane Industrial Estate comprises a substantial c.8-acre site close to Western Boulevard (A6514), Nottingham's ring-road. The Estate has two points of entry, the first off Bar Lane and a secondary access from Whitemoor Road. Bar Lane connects to Nuthall Road (A610) which eventually leads to Junction 26 of the M1 Motorway. Western Boulevard is less than one mile from the Estate.

The Bar Lane Estate is located approximately 3 miles to the west of Nottingham City Centre.

Description

The site comprises a series of industrial units positioned within an 8-acre site. Originally constructed in the 1900's the principal unit has been sub-divided to create approximately 25 units with several other units having been developed since the original. The main structure comprises a northlit roof and traditional solid brick construction in-keeping with the period. Each unit is unique in configuration having roller shutter access and three phase power.

Accommodation

	Sq M	Sq Ft
Unit 2/3	696.8	7,500
Unit D	399.5	4,300

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

The agents understand that the site has general planning consent for Class E, B2 & B8 Use under the Town and country planning use classes order 1987 and its subsequent amendments.

Alternative uses may be permitted and interested parties are advised to liaise with the local planning authority.

Tenure

Leasehold with terms to be negotiated between parties.

Business Rates

Unit 2/3 - TBC
Unit D - £16,250

Rent

Unit 2/3 - £30,000 per annum
Unit D - £36,000 per annum

Service Charge

A fixed service charge is applicable - details available from the marketing agents.

VAT

VAT is not payable on the rent.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

EPC's are available upon request.

Viewings

Viewings are by appointment with Innes England or our joint agent HEB.

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