

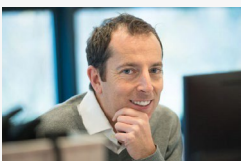


Hawthornes Business Centre, 24 Palm Street, New Basford, Nottingham,  
Nottinghamshire NG7 7HS

## Range of Industrial Units

- ▶ Flexible storage 2500 - 33,670 sq ft
- ▶ Competitive rents with flexible terms
- ▶ Immediately available
- ▶ Suitable for a range of purposes

For enquiries and viewings please contact:



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**Location**

The property is located in the New Basford area of Nottingham, approximately 2 miles north west of the City Centre. The property sits to the north side of Palm Street close to its junction with Duke Street from where access to Northgate and from there the Ring Road is relatively easy. This is an established industrial location with all immediate neighbours currently being in commercial use.

**Description**

The property comprises a mixture of buildings arranged to provide storage accommodation over two levels. The central section of the site comprises a two level, north lit, three bay factory element which has been linked to a modern two storey, steel framed addition. This provides good quality first floor and ground floor storage plus a ramped vehicle access to the first floor. This is also linked into the first floor of the north lit factory. There is also additional side loading access which is approximately tail height off Palm Street. The unit may be sub-divided to create a series of smaller units as identified on the Tenancy Schedule. The building has the benefit of 20 allocated parking bays in a nearby compound.

**Accommodation**

	Sq Ft	Sq M
Unit 1	3,887	361.1
Unit 2a	548	50.9
Unit 2b	LET	
Unit 3	LET	
Unit 4	8,285	769.7
Unit B1	4,039	375.2
Unit B2	11,761	1,092.6
<b>Total</b>	<b>33,670</b>	<b>3,128</b>

**Planning**

We understand that the property has planning permission for Class E & B8 Uses by virtue of the previous uses in accordance with the Town & Country (use Classes) Order 1987 as amended. Alternative uses may be permitted and interested parties are advised to liaise with the local authority.

**Tenure**

The property is available on leasehold arrangement only with all leases to be contracted outside the Security of Tenure provisions as afforded by the Landlord & Tenant Act 1954.

**Business Rates**

The unit has been split into several hereditaments with further details available from the marketing agents

**Rent**

Unit 1 & 2a - £15,000 per annum  
 Unit 2b – NOW LET  
 Unit 3 – NOW LET  
 Unit 4 - £30,000 per annum

Unit B1 - £20,000 per annum  
 Unit B2 - £23,500 per annum

**Legal Costs**

Each party to be responsible for their own legal and professional fees incurred in the transaction

**EPC**

The premises have an EPC assessment of: E

**Viewings**

Viewings are by appointment with sole agents Innes England

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