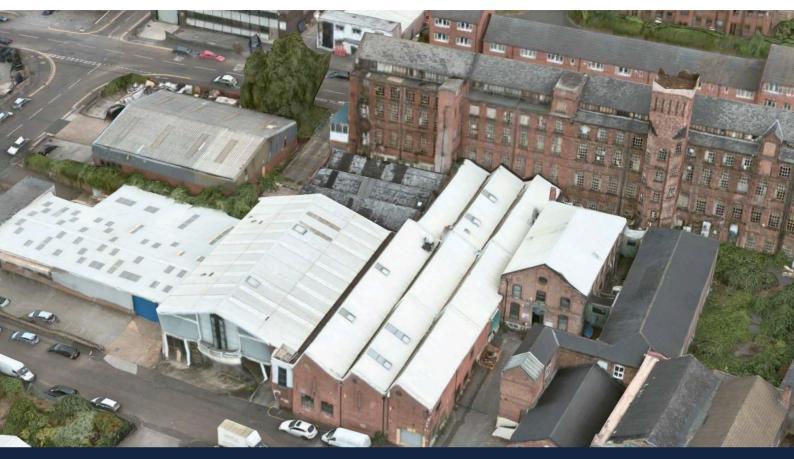


TO LET



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:



Scott Osborne 07894 587809 sosborne@innes-england.com





INNES ENGLAND 🗦

MAKE A GREAT DECISION

TO LET

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

Planning

We understand that the property has planning permission for Class E & B8 Uses by virtue of the previous uses in accordnance 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

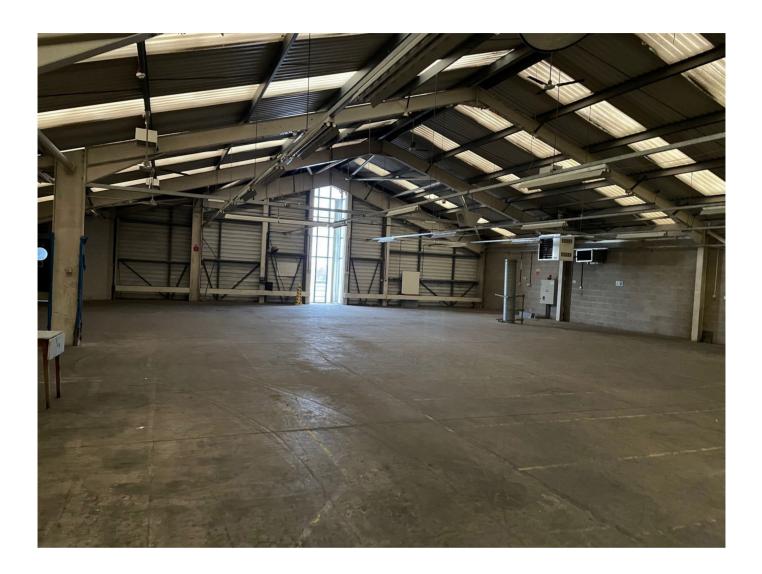
Date Produced: 23-Feb-2022

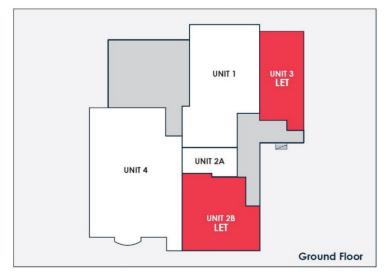


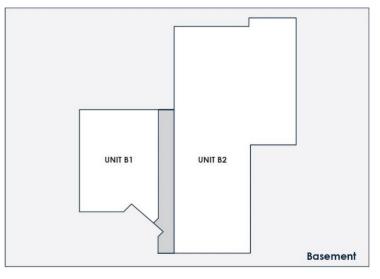
Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE



TO LET



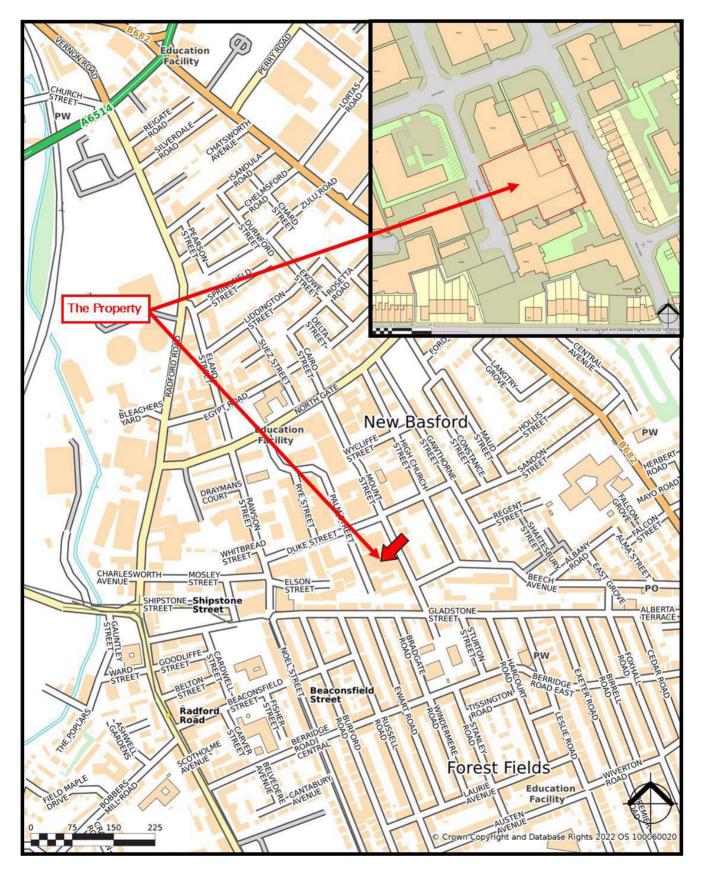




Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE



TO LET



Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lesses and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE