

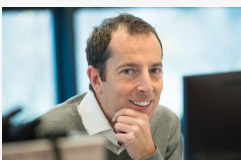


**Unit 25, Moorbridge Court Moorbridge Industrial Estate, Bingham,
Nottinghamshire NG13 8GG**

Industrial unit

- ▶ **1,592 sq ft with mezzanine accommodation**
- ▶ **Excellent transport links to A52 and A46**
- ▶ **Well presented industrial unit with external yard**
- ▶ **On the fringe of Bingham Town Centre**

For enquiries and viewings please contact:



Scott Osborne
07894 587809
sosborne@innes-england.com



George Hughes
07506 876689
ghughes@innes-england.com

Location

The property is located on the well-established Moorbridge Road Industrial Estate within the popular town of Bingham. Bingham lies to the east of Nottingham with excellent transport links via the A52 and A46, both of which connect to Nottingham and Leicester respectively.

The property is located just off Moorbridge Road and is near occupiers including Screwfix, ATS, Euromaster & Farrells.

Description

The property comprises a detached industrial unit constructed in the late 1980's featuring external hard standing with roller shutter access.

Internally the property has undergone recent refurbishment and is configured to provide office space and warehouse accommodation. The warehouse features a mezzanine over the internal office space.

Accommodation

	Sq M	Sq Ft
Ground Floor	147.9	1,592
Mezzanine	40.3	434
Total	188.2	2,026

Measurements are quoted on a Gross Internal Area basis in accordance with the RICS Property Measurement Standard 2nd Edition.

Planning

The property has planning consent for Class E Uses under the Town & Country Planning (Use Classes) Order 2020 as amended. Alternative uses may be permitted and interested parties are advised to liaise with the local planning authority.

Tenure

The premises are offered on a leasehold basis with terms to be negotiated between parties.

Business Rates

The rateable value is £12,250

Rent

£18,000 per annum exc

VAT

All rents exclusive of VAT if applicable.

Legal Costs

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

EPC

The property has an EPC rating of D(76)

Viewings

By appointment with the sole agents.

Date Produced: 08-Jan-2024



