

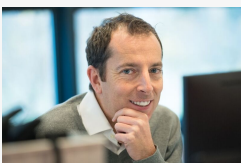


Unit 1 Orchard Court, Nunn Brook Road, Huthwaite, Nottinghamshire NG17 2HU

Industrial/Warehouse premises

- ▶ **Modern end-terraced industrial unit**
- ▶ **Gross Internal Area 15,395 sq ft (1,430.25 sq m)**
- ▶ **Highly accessible from J28 of the M1 motorway**
- ▶ **Secure gated site**

For enquiries and viewings please contact:



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Location

The unit is situated within the development known as Orchard Court accessible directly from Nunn Brook Road.

Nunn Brook Road is a popular industrial estate on the west side of Huthwaite leading directly onto Common Road (B6027) that leads directly onto the A38. Travelling westbound along the A38 leads to J28 of the M1 motorway approximately ½ mile away.

Description

The premises comprise a semi-detached industrial unit of modern steel portal frame construction and brick block elevations surmounted with profile metal cladding supporting an insulated profile metal sheet roof. Along the front elevation are 2 electrically operated up and over roller shutter doors.

Internally the unit benefits from gas warm air blowers, sodium bay lighting, three phase power and an internal eaves height of 6m. In addition there is a single storey office/amenity block accessible from the front elevation providing a reception, office, kitchenette and WC facilities. The building has mains supply of gas, water and electricity. The property currently features 3 mezzanines totaling 3,577 sq ft which can remain, or be removed.

Externally at the front of the property there is a large yard with allocated car parking.

Accommodation

	Sq M	Sq Ft
Warehouse	1,360.8	14,648
Office	55.9	602
Total	1,430.2	15,395

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

Planning

We understand that the property has planning permission for:

Class E and B8 in accordance with the Town & Country Planning (Use Classes) Order 2020 and its subsequent amendments. Alternative uses may be permitted subject to the requisite consents.

However interested parties are advised to contact the Planning Department at Ashfield District Council for confirmation.

Tenure

The Property is held on a lease expiring on the 31st of December 2026 with the property available by way of an assignment or subletting. Alternatively, a new lease with the Landlord may be considered.

Business Rates

From enquiries of the Valuation Office Agency (VOA) website we understand the business rates are as follows:

Rateable Value 2023: £77,500

Indicative Rates payable 2023: c. £39,680

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries with the VOA)

Rent

Offers sought at £110,000 per annum.

VAT

All sums quoted are exclusive of VAT if applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: C-53

Date Produced: 17-Jul-2023





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