

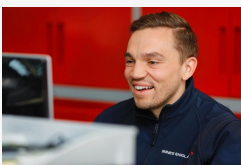


**Unit 2, Brailsford Way, Chilwell, Nottingham, Nottinghamshire NG9 6DH**

## **Industrial Unit to Let**

- ▶ **50,113 sq ft (4,655 sq m) industrial unit**
- ▶ **To be refurbished throughout**
- ▶ **Established location close to J25 of the M1 Motorway**
- ▶ **7.5m internal eaves height**

For enquiries and viewings please contact:



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### Location

The Property is located at the end of Brailsford Way, a commercial location in Chilwell. Chilwell is located in Broxtowe Borough Council and lies inbetween Long Eaton, to the West, and Beeston to the East.

Brailsford Way leads directly onto the A6005 (Nottingham Road) which leads to Nottingham City Centre approximately 5miles to the North East. Long Eaton Town lies 1.5miles due West. To the North West lies junction 25 of the M1 motorway which is accessible via the B6003 and A52.

The property is also adjacent the popular Chilwell Retail Park including occupiers such as Marks & Spencers, TK Maxx and McDonalds.

### Description

The Property comprises a detached industrial unit set within its own self-contained secure site. The unit is configured to provide open warehouse accommodation and integral two story office space. The property currently features LED lighting throughout, several loading doors and 7.5m eaves.

Externally there is a concrete surfaced yard and allocated parking spaces.

### Accommodation

	Sq M	Sq Ft
Warehouse & Stores	4,127.1	44,425
Ground Floor Office & Welfare	268.8	2,893
First Floor Office & Welfare	259.7	2,795
<b>Total</b>	<b>4,655.5</b>	<b>50,113</b>

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

### Tenure

The property is available on a leasehold arrangement with Terms to be negotiated.

### Business Rates

The property has the following rateable value:

Rateable Value - £183,000

Description - Warehouse and Premises

Source: Valuation Office Website

### Rent

£330,000 per annum

### VAT

All sums quoted exclusive of VAT if applicable

### Legal Costs

Each party to cover their own legal and professional fees incurred in the transaction

### EPC

The premises have an EPC assessment of: C (69)

### Viewings

Viewings are by appointment only:

Scott Osborne 07894 587809

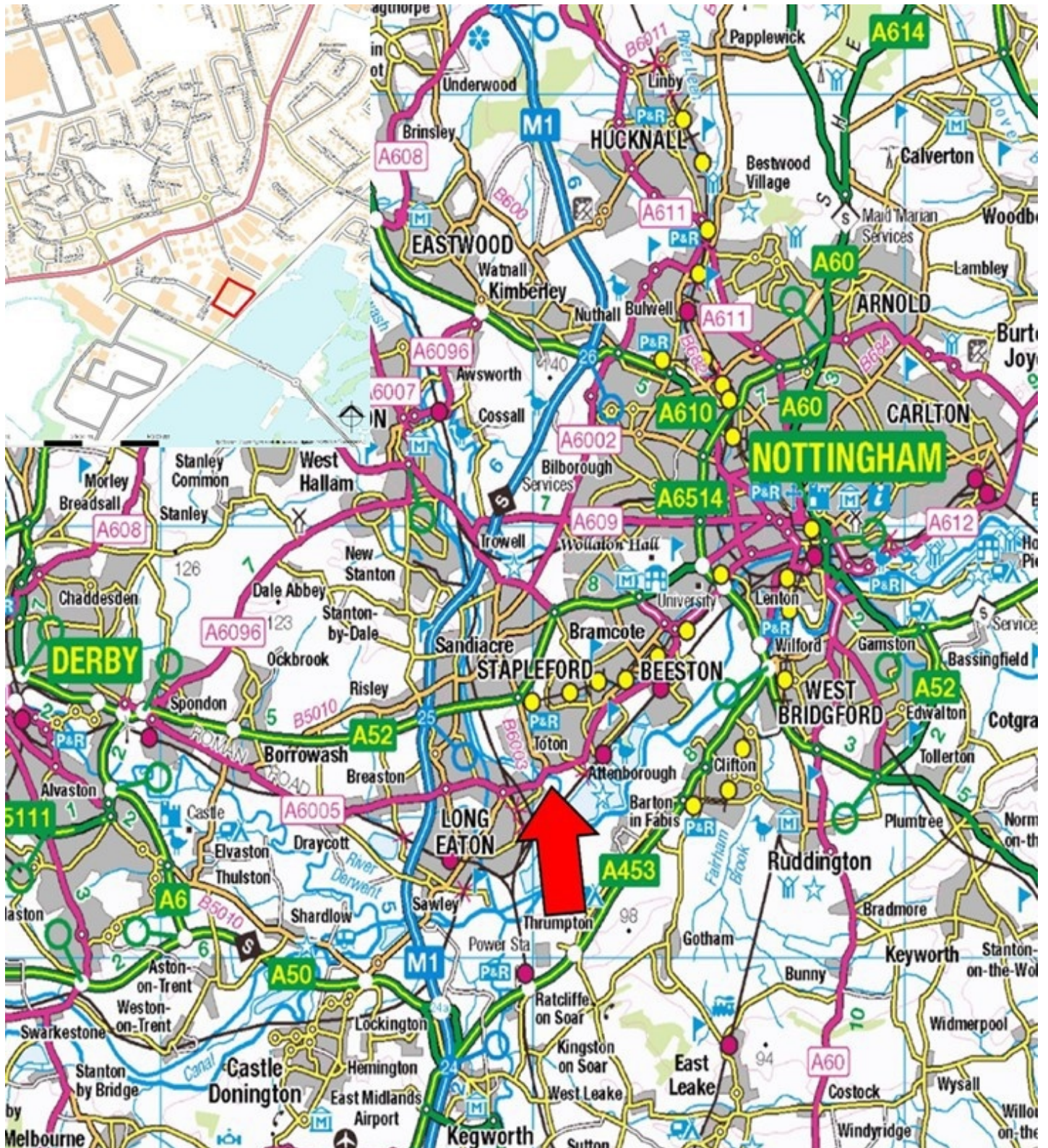
or via our joint agents CCP; Sean Bremner 07541 505980

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