

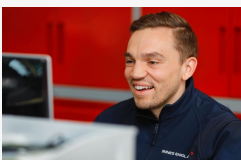


Rear Of Unit 20, Nottingham South And Wilford Industrial Estate, Ruddington Lane, Nottingham, Nottinghamshire NG11 7EP

Industrial Unit

- ▶ **GIA: 3,369 sq ft (313.02 sq m)**
- ▶ **Available immediately**
- ▶ **Located on popular industrial estate**
- ▶ **Racking currently in situ, can be removed if required**

For enquiries and viewings please contact:



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Location

The property is situated on the well established Nottingham South and Wilford Industrial Estate on the fringe of Wilford and conveniently located approximately 2 miles south of Nottingham city centre. Principal access to the estate is via either Ruddington Lane or Landmere Lane providing good access to the A52, Nottingham's ring road, which in turn grants good access to Junctions 24 and 25 of the M1 motorway via the A453 and the A52 respectively.

Description

The property comprises of an area to the rear of an occupied industrial unit. The unit is of steel portal frame construction with brick elevations under a pitched roof. Internally the property is configured to provide storage accommodation and is separated from the main unit by a lockable entry gate.

The property has the following specification:

- Sliding concertina door
- Concrete floors
- Racking in situ
- Lighting

Externally, dedicated parking is available

Accommodation

	Sq M	Sq Ft
Rear Storage	313	3,369
Total	313	3,369

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

Planning

We understand the property is utilised under B8 (Storage & Distribution) Use under the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends.

Alternative uses may be suitable subject to the requisite consents.

It is advised that all parties make their own enquiries of Rushcliffe Borough Council.

Tenure

The property is available on terms to be agreed between the parties.

Business Rates

Business Rates are included within the rent.

Rent

The property is available at a rent of £30,000 pa. The rent is inclusive of utilities, business rates, buildings insurance and service charge.

Please note the area to let is within an existing occupiers unit.

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The whole premises have an EPC assessment of C-68.

Viewings

Viewings are by appointment with sole agents Innes England

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