

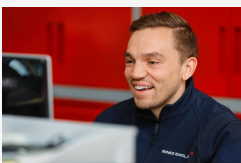


**Former Canal Engineering Premises, Lenton Industrial Estate, Lenton Lane, Nottingham, Nottinghamshire NG7 2PQ**

## **Industrial/Warehouse**

- ▶ **GIA: 4,675 - 43,146 sq ft**
- ▶ **Sited on 1.6 acres (0.65 Ha)**
- ▶ **Available as a whole or in part**
- ▶ **Prime location fronting onto Nottingham's ring road and located neighbouring a number of high profile occupiers**

For enquiries and viewings please contact:



**Ross Whiting**  
07921 948501  
[rwhiting@innes-english.com](mailto:rwhiting@innes-english.com)



**George Hughes**  
07506 876689  
[ghughes@innes-english.com](mailto:ghughes@innes-english.com)

### Location

The property is located approximately 2 miles to the south-east of Nottingham city centre in a highly prominent location. Lenton Lane is an estate road which runs parallel to Clifton Boulevard (A52) close to its junctions with Queens Drive and Clifton Lane (A453). The property is well located for access to the A453 and A52, the main arterial routes linking Nottingham city centre with the M1 motorway at junctions 24 and 25. The location also benefits from excellent public transport links. Lenton Lane is well regarded for car and general showrooms uses with nearby occupiers including Ferrari, Maserati, BMW and Tile Mountain.

### Description

The property comprises a rectangular shaped site of approximately 1.6 acres fronting the eastern side of Lenton Lane with the principal building being of 'U' shaped configuration. The premises primarily comprise a production space along with a two storey office on the front elevation. The configuration of the production area wraps around a central yard accessible from Lenton Lane. The production area consists of four interconnecting bays each with a roller shutter door providing access to the yard and comprise of steel portal frame construction with a varying eaves height of from 2.9 - 7.0m. Externally, the property benefits from a total of 22 car parking spaces to the front with further being able to be located in the yard if required.

### Accommodation

	Sq M	Sq Ft
Unit 1 Warehouse	1,580.6	17,014
Unit 1 Office	495	5,328
Unit 2 Warehouse	497.4	5,354
Unit 2 Mezzanine	445.7	4,798
Unit 3 Warehouse	555.3	5,977
Unit 4 Warehouse	434.3	4,675
<b>Total</b>	<b>4,008.3</b>	<b>43,146</b>

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition. All parties are recommended to carry out their own measurements.

### Planning

The property has formerly been used for production/engineering purposes therefore we understand that the property will benefit from B2 (General Industrial) Use in accordance with the Town and Country Planning (Use Classes) Order 2020, as amended. Alternative uses may be permitted, subject to the requisite consents. It is understood there are permitted development rights to amend Use Class B2 (General Industrial) to Use Class B8 (Storage & Distribution) on the basis the property is below 500 sqm.

(Interested parties are advised to make their own enquiries of the local planning authority over their intended use).

### Tenure

The property is available for lease as a whole or in part on lease terms to be agreed.

Units 1 & 2 are available from September 2024

Units 3 & 4 are available immediately

### Business Rates

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

Rateable Value 2024: £122,000

Indicative Rates payable 2024: c. £66,612 pa

Please note the rating assessment will alter if the unit is split.

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

### Rent

Unit 1 - £140,000 pa

Unit 2 - £55,000 pa

Unit 3 - £42,000 pa

Unit 4 - £32,500 pa

Whole - £250,000 pa

### Service Charge

If the property is to be let in parts, we understand an estate service charge would be applicable. Further details are available from the agent.

### VAT

VAT is applicable.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises have an EPC assessment of E-118

### Viewings

Viewings are by appointment with sole agents Innes England.

Date Produced: 24-Jun-2024



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

