

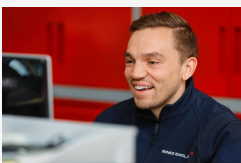


Unit 4 Former Canal Engineering Premises, Lenton Industrial Estate, Lenton Lane, Nottingham, Nottinghamshire NG7 2PQ

Industrial/Warehouse

- ▶ **GIA: 4,675 sq ft**
- ▶ **Sited on 1.6 acres (0.65 Ha)**
- ▶ **Available for immediate occupation**
- ▶ **Prime location fronting onto Nottingham's ring road and located neighbouring a number of high profile occupiers**

For enquiries and viewings please contact:



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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
Warehouse	434.3	4,675
Total	434.3	4,675

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 on lease terms to be agreed.

Unit 4 available immediately

Business Rates

The unit is part of a larger business rates assessment and therefore the business rates would have to be reassessed upon occupation.

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

Rent

Unit 4 - £32,500 pa

Service Charge

We understand an estate service charge would be applicable for the maintenance of the shared yard. 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.

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