

# MUSSON LIGGINS

NOTTINGHAM  
**UNITS 9 & 10**

## TO LET

**Single Storey**

Industrial Units

234.48 sq m (2,524 sq ft)

### £30,000

**PER ANNUM EXCLUSIVE**

Units 9 & 10,  
Salisbury Square,  
Lenton,  
Nottingham,  
NG7 2AB

 **0115 941 5241**

 **[william@mussonliggins.co.uk](mailto:william@mussonliggins.co.uk)**

 **[mussonliggins.co.uk](http://mussonliggins.co.uk)**

# GENERAL DESCRIPTION

Well located industrial warehouse subject to refurbishment.



## FEATURES

- ▶ ROLLER SHUTTER ACCESS
- ▶ SECURE YARD



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## LOCATION

The subject property is situated within Salisbury Square in Lenton, Nottingham, with a frontage facing the square. The surrounding area comprises a mix of retail, commercial, and residential properties.

The property benefits from excellent connectivity, with the A52 (Derby Road) located a short distance to the north, providing direct access to Nottingham city centre, approximately 1.5 miles to the east. The A52 also connects to Junction 25 of the M1 Motorway, situated approximately 6 miles to the west, facilitating access to the wider motorway network.

## DESCRIPTION

The subject property comprises of industrial warehouse of steel and concrete construction with part brick and part metal clad elevations beneath a pitched roof. The unit is part of a larger estate of similar units, benefitting from a prominent position within the development.

The accommodation provides predominantly open-plan warehouse/workshop area with W/C facilities. The unit is accessed via an electric roller shutter door, with the second shutter leading to a secure yard.

The internal specification includes a concrete floor and an eaves height of 3 metres suitable for a variety of light industrial, trade counter, or storage uses.

Externally, the property benefits from a forecourt area providing designated parking spaces and loading access. Additional on-street parking is available within the estate.

## ACCOMMODATION

| UNITS 9 & 10 | Sq M   | Sq Ft |
|--------------|--------|-------|
| Total        | 234.48 | 2,524 |



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## REFURBISHMENTS

It is intended that the premises will be comprehensively refurbished prior to occupation. Further information is available from the agents.

## BUSINESS RATES

The ratable value for this property is: £15,750

This is not the amount you will pay.

For further information on Rates Payable and Small Business Rates Relief contact Nottingham City Council.

## RENT

**£30,000 (Thirty Thousand Pounds) per annum exclusive**

Interested parties are encouraged to contact us for the latest availability

## PLANNING

Interested parties should satisfy themselves that the use of the building is sufficient to their purposes.

For further information, please contact Nottingham City Council.

## EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the building's Energy Performance Certificate can be obtained from the Agents.

## TENURE

The premises are available on a new lease on terms to be agreed.

## VAT

Prices are quoted exclusive of Value Added Tax (VAT).

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

## CONTACT

William Cowley

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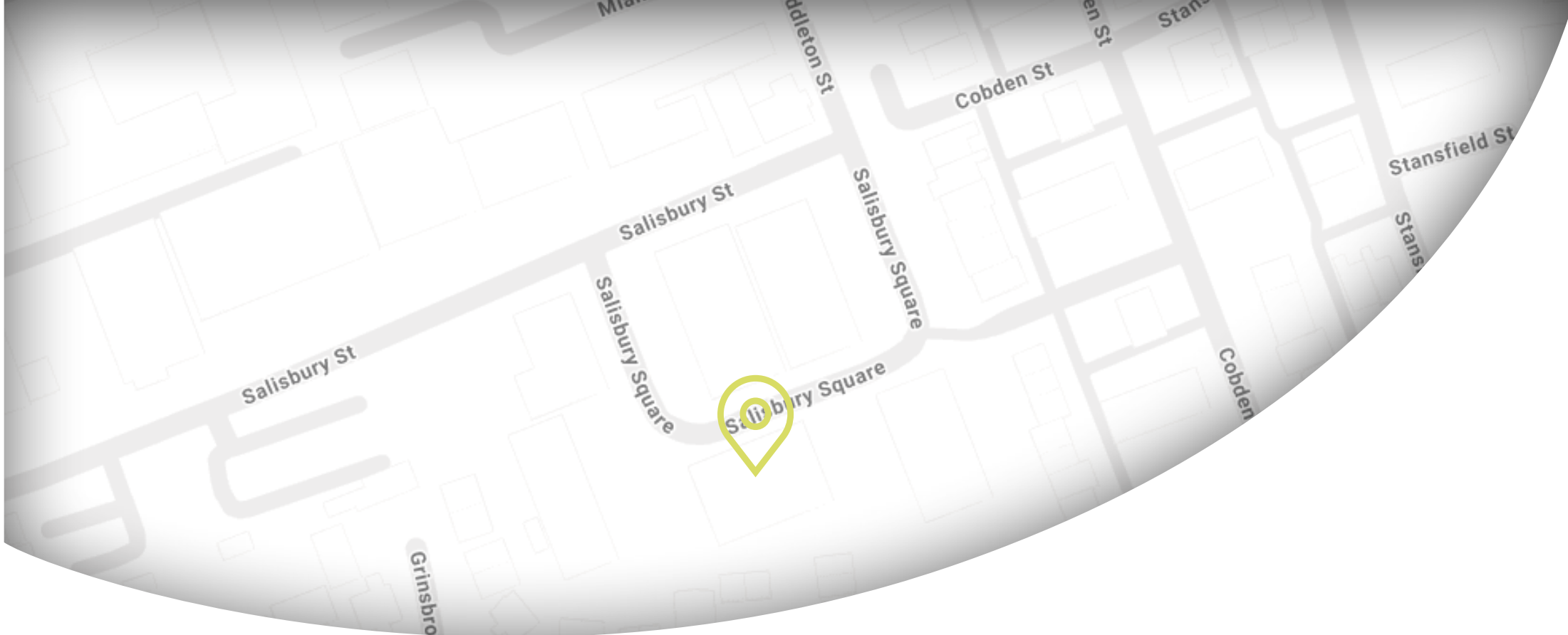
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## MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

# MUSSON LIGGINS



Brigade House 5, Albion Street,  
Beeston, Nottingham NG9 2PA



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TENANT ADVICE**

At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



**WILL COWLEY**  
**APPRENTICE SURVEYOR**



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