

BRAND NEW COMMERCIAL UNITS

The J R Shouler Trading Estate, Moorbridge Road, Bingham, Nottingham NG13 8WB



RENT!

QUALITY NEW BUILD COMMERCIAL UNITS

**ZERO
RATES!**

- Final Unit Remaining
1,520 sq ft
- Brand new, high quality units
- Good access to A52, A46,
Nottingham, Newark,
Grantham & Leicester
- Nearby occupiers include
ATS, Screwfix & Sutton Auto
Factors
- Zero Rates !



Interested? Contact Robert Maxey 0115 979 3496 rmaxey@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

LOCATION:

The property is located on the popular Moorbridge Road Industrial Estate in Bingham.

Bingham is a growing, affluent market town located at the junction of the A46 and A52 trunk roads, some 10 miles east of Nottingham and 11 miles south of Newark.

The recent dualling of the A46 trunk road provides fast access to Leicester and the M1 at J21. The A1 is accessible via the A46 or A52 (Newark or Grantham).

DESCRIPTION:

A superb new build development of 23 commercial units with on-site parking. Phase One (14 units) has been completed with Phase Two now offered.

The units are perfectly suited to the small to medium sized business and can be acquired and occupied individually or in combinations to suit.

The development has planning consent for B1, B2 or B8 (Class 'E') - suitable for a variety of commercial uses including light assembly, storage and distribution, trade counter etc.

The units are finished to a developer's shell ready for individual occupiers' fit-out. Each unit includes a WC block, electric roller shutter door, warehouse lighting and 3 phase electricity connection.

Internally, each unit has a minimum eaves height of 3.5 metres, rising to 6 metres allowing for pallet racking if required.

TERMS:

Each unit is available to rent (individually or in combinations) on new FRI leases for a minimum term of 5 years.

SERVICE CHARGE:

A service charge is payable in respect of common parts, landscaping and estate management.

Occupiers will be required to provide a fire risk assessment to the management company upon occupation.

ACCOMMODATION:

CAR DYKE COURT, NG13 8WB	SQ M	SQ FT	RENT PA	STATUS
UNIT 4	141.21	1,520	£14,500	Available
PARSONS HILL COURT, NG13 8XZ	SQ M	SQ FT	RENT £	STATUS
UNIT 5	163.5	1,760	£16,750	Too Late!

RATES:

Unit 4 has a rateable value of £12,000 and should therefore qualify for *Small Business Relief (total)*. Conditions apply – confirmation should be sought from Rushcliffe Council.

Please contact the agents for further guidance.

PLANNING:

The units were granted planning consent for:-

B1 (Business, Light Industrial)

B2 (General Industrial)

B8 (Storage & Distribution) uses.

We believe that uses falling within Class 'E' (new regulations) will be appropriate.

Please note – motor trade use is prohibited.

VAT:

Vat is applicable to the rent and service charge.

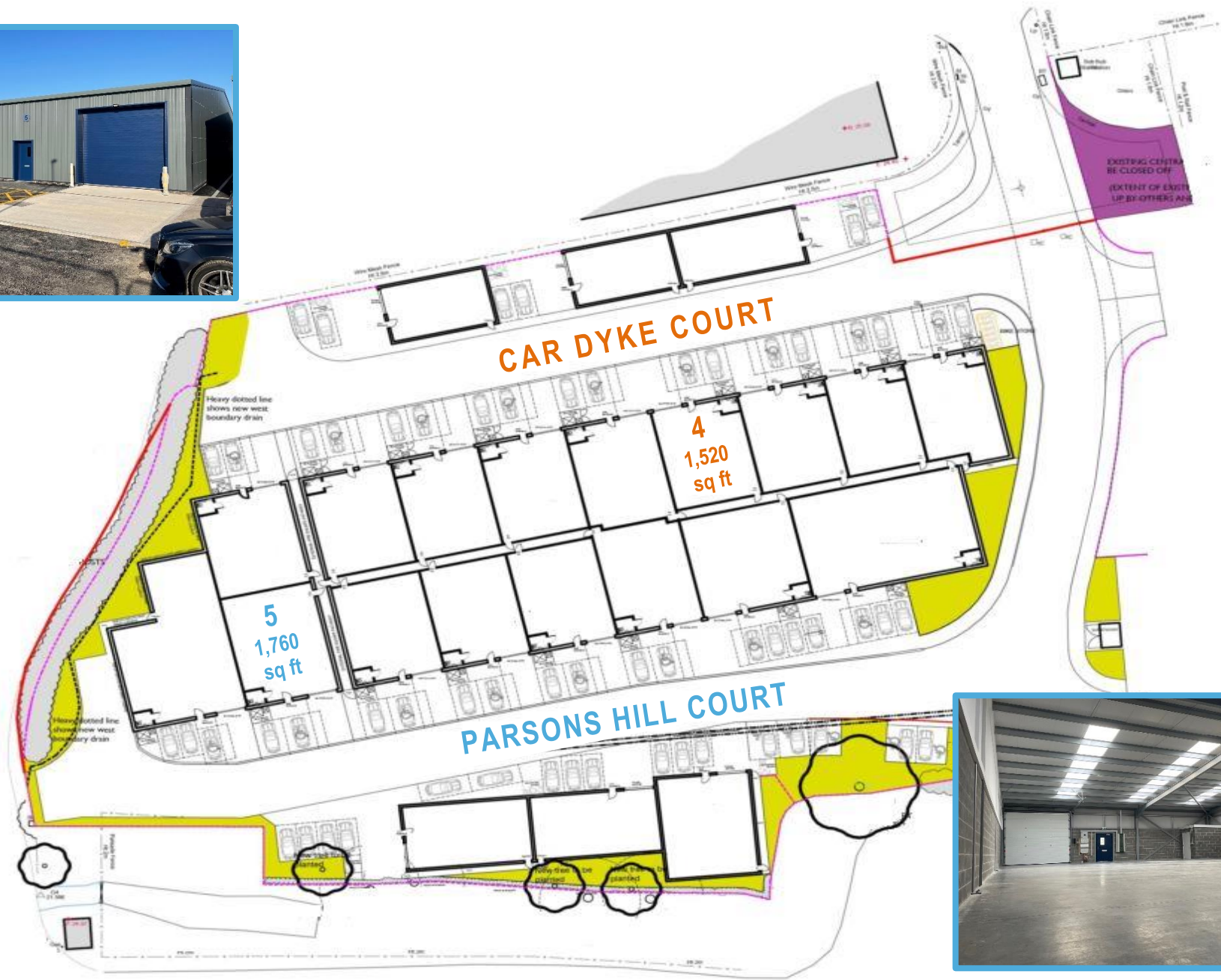
EPC:

C – 51

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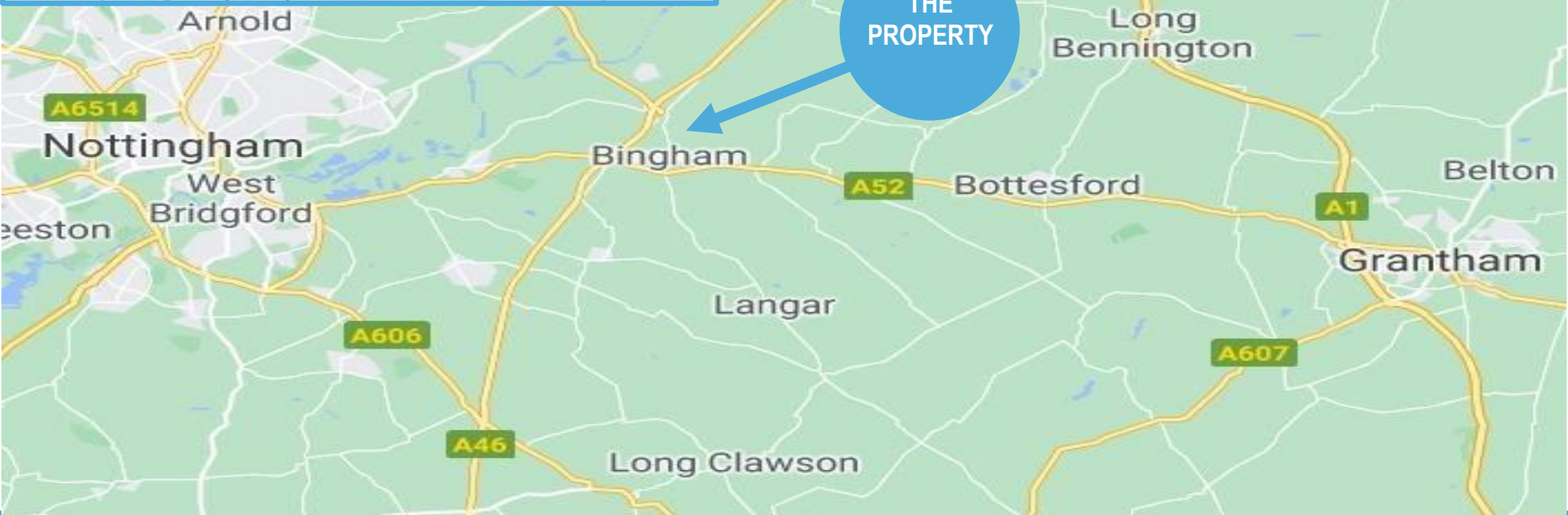
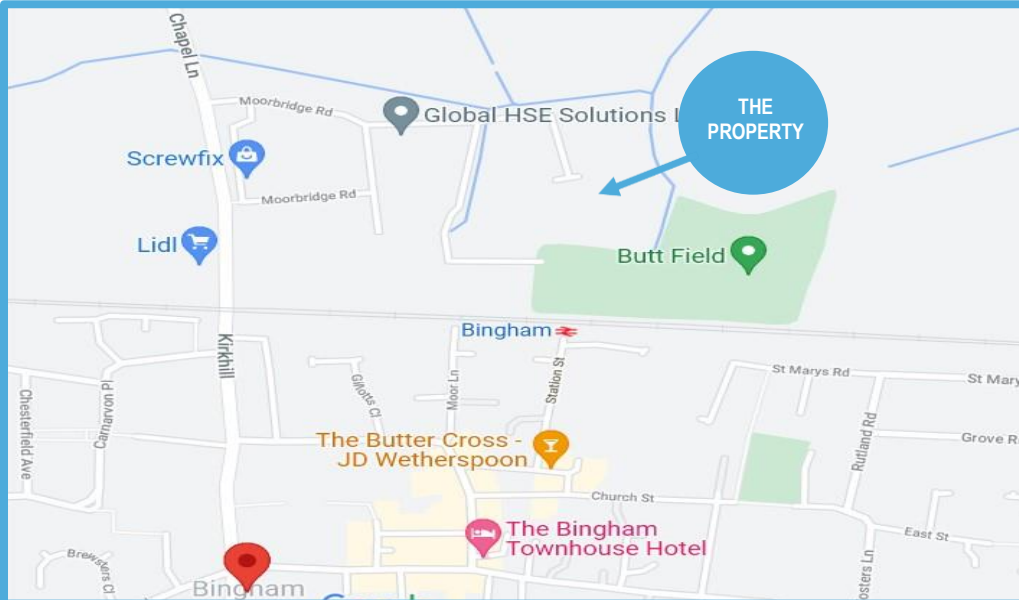
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The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.