

TO LET

SOUTHGLADE FOOD PARK,
GALA WAY, NOTTINGHAM,
NG5 9RG

Nottingham
Propertyplus

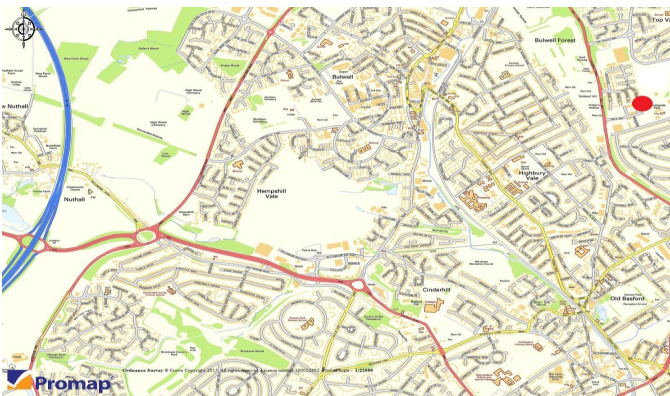
POA



- **Newly constructed self-contained Food Grade units**
- **Immediately available on flexible lease terms**
- **From 1,324 - 7,114 sq ft**
- **Excellent Location**
- **Gated site with CCTV and security**

Location

Southglade Food Park is located around 10 minutes away from Junction 26 of the M1 Motorway and is also easily accessible from the City Centre. The units are accessed via Gala Way off the A611 Hucknall Road.



Nottingham
Propertyplus

Loxley House | Station Street | Nottingham | NG2 3NG

T: 0115 876 3000

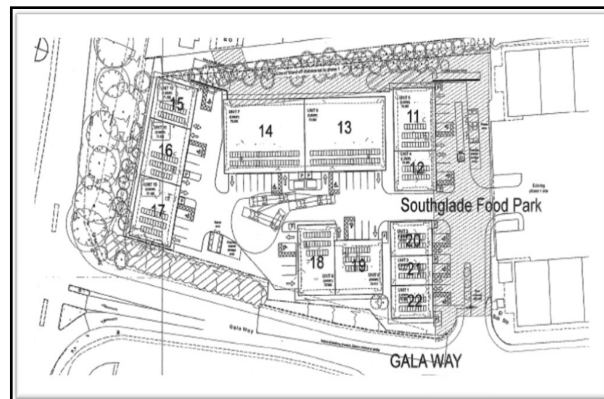
E: Property.Plus@nottinghamcity.gov.uk

W: www.nottinghampropertyplus.co.uk

Southglade Food Park, Gala Way, Nottingham, NG5 9RG

Floor Area

Unit	Sq Ft	Total
Business Centre	Ground — 1,128	Ground — 104.8
	First — 1,043	First — 96.9
Unit 15-17	Ground — 5,330	Ground — 495.2
	First — 1,784	First — 165.7
Unit 21	Ground — 1,008	Ground — 93.6
	First — 316	First — 29.4



Description

Southglade Food Park is a modern purpose built Food Production Park. Phase 2 is a fully integrated extension to the successful Phase 1 development which opened in 2005. The new phase comprises a further 2,908 sq m (31,295 sq ft) of quality food grade production facilities providing business start up units for companies in the food industry.

The development provides 12 units in 3 individual blocks ranging from 1,325 – 5,947 sq ft (80 to 465 sq m) Occupiers of Phase 2 will benefit from the on site business support and test kitchen facilities in the adjacent Business Centre constructed as part of Phase 1

Specification

The modern purpose built units at the Food Park benefit from the following:

Wipe/hose down walls and Poly-resin non slip floor

Offices and kitchen facilities

WCs and washrooms

Loading bays

Very Good BREAM rating

Photo-voltaic cells

Gated and fenced site with CCTV

24 hr security

Viewing

Strictly by prior appointment, Please contact Property Plus.

Tel: 0115 876 3000

Email: Property.plus@nottinghamcity.gov.uk

Measurements are given for information purposes only. It is recommended that prospective tenants undertake their own measurements of the property prior to contract.

Rent

Business Centre — POA

Unit 15-17 — £60,500 pa

Unit 21 — £15,500 pa

EPC Rating

Business Centre — D

Unit 15-17 — B

Unit 21 — B

Service Charge

The tenant will be responsible for the payment of a fair proportion of the Landlord's expenses incurred in respect of the repair, maintenance, and provision of services to the common parts of the development and the exterior of the buildings.

Legal Cost

The tenant will be responsible for the cost of the councils legal costs involved in the transaction and for obtaining a Credit Status Report.

The Council for themselves and for the vendors or lessors of this property give notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract:

(ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith and are believed to be correct but 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 them:

(iii) No person in the employment of the Council has any authority to make or give any representation, warranty whatever in relation to this property.

VALUE ADDED TAX

Value added tax may apply to this transaction. All figures quoted exclusive of VAT. Applicants must satisfy themselves on the VAT position if necessary by seeking independent advice.

Information for prospective business tenants is available in other formats on request.