



TO LET

28 GIBBONS STREET

DUNKIRK, NOTTINGHAM NG7 2SB

562 sq m (6,050 sq ft)

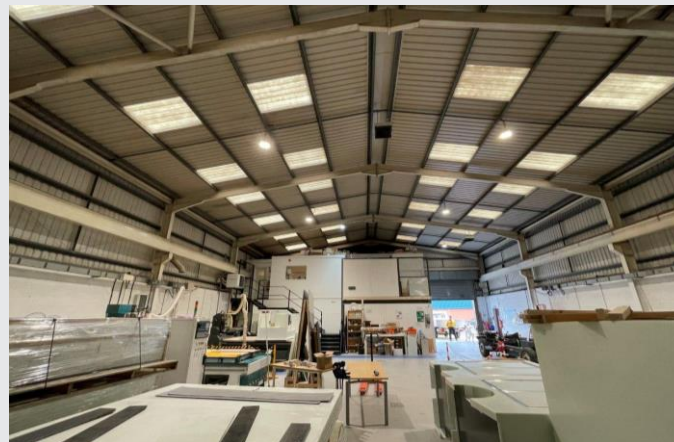
High calibre secure light industrial unit

- Secure premises
- Three phase electricity
- Heated warehouse
- Ample parking
- Good quality offices
- Gantry crane to workshop
- Popular location
- Prominent position



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



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LOCATION

The subject premises are located on Gibbons Street, a highly sought-after location with a variety of industrial occupiers in close proximity to include Western Power, Boots and Arnold Clark.

Gibbons Street affords easy access to the A52 Outer Ring Road and the M1 thereafter (6.5 miles to J26).

DESCRIPTION

The subject property is a detached, steel portal framed industrial unit constructed of brick and blockwork, surmounted by insulated profiled steel sheeting. Access to the warehouse is provided to the front by means of an electric roller shutter door (3.7m x 4m) and all ground floor windows and doors are fitted with security grilles.

Internally, the property comprises large open plan warehousing equipped with a 5 tonne gantry crane and heated by a wall-mounted gas fuelled hot air blower. The offices are situated across two floors and consist of a series of small meeting rooms, private offices and a Board Room, with staff welfare facilities to the ground floor.

To the left-hand side of the property is an extension providing further workshop space, fitted with an electric roller shutter door and powered via the main warehouse.

Externally, the property benefits from a good sized yard to accommodate up to 6 vehicles, with further unrestricted on-street car parking nearby.

SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

The property has an EPC rating of 101 falling within Band E.

ACCOMMODATION

Measured on a Gross Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Warehouse	294	3,165
Offices	157	1,690
Extension	111	1,195
TOTAL GIA	562	6,050

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

Charging Authority:	Nottingham City Council
Description:	Workshop & Premises
Rateable Value:	£23,750
Period:	2024/25

TENURE

The unit is available by way of a new full repairing and insuring lease.

RENT

£32,500 per annum.

VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

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



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. www