

TO LET

£1,095Per Calendar Month

Unit 21 Salsbury Street, Nottingham, NG7 2AB



- Workshop / Industrial Unit
- Good Transport Links
- Established Commercial Location
- Eligible For Small Business Rates Relief
- GIA- 69.67 sq m (750 sq ft)
- Good Onsite Parking
- Three Phase Electricity
- Roller Shutter Door

Wellington House
Wellington Circus
Nottingham
NG1 5AL

0115 784 3525

www.commerciallist.co.uk



**Commercial
List**



LOCATION

The unit is located on Sailsbury Square, an established industrial estate in Nottingham approximately 1 mile north west of the city centre. The estate is accessed via Sailsbury Street along Ilkeston Road (A609) which is one of the principle arterial routes to and from Nottingham city centre and provides easy access to the M1. The wider area is of mixed use comprising a variety of residential, shops, commercial units, café's, restaurants and professional services.

The estate benefits from excellent public transport and good road links with the A6514, A609 and A52 close by.

DESCRIPTION

This unit is of traditional brickwork construction under a mono pitched roof. The accommodation comprises an open plan workshop / storage area with office, W.C and kitchenette. The unit benefits from a roller shutter door, good onsite parking, three phase electricity and skylights.

ACCOMMODATION

We have been informed that the gross internal floor area is as follows;

TOTAL GIA- 69.67 sq m (750 sq ft)

SERVICES

We understand that mains electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made though the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: £4,200

The unit should be eligible for small business rates relief. However interested parties should make their own enquiries as to the amount of rates payable.

TERMS

The unit is available TO LET on a new full repairing and insuring lease for a term to be negotiated at an asking rent of £1,095 per calendar month. Please note there is a £75pcm service charge payable on the estate.

EPC

Energy rating; D

VAT

We understand that VAT will not be charged on the rent.

LEGAL COSTS

The tenant is to contribute £1,500 towards the landlords legal costs.

VIEWING

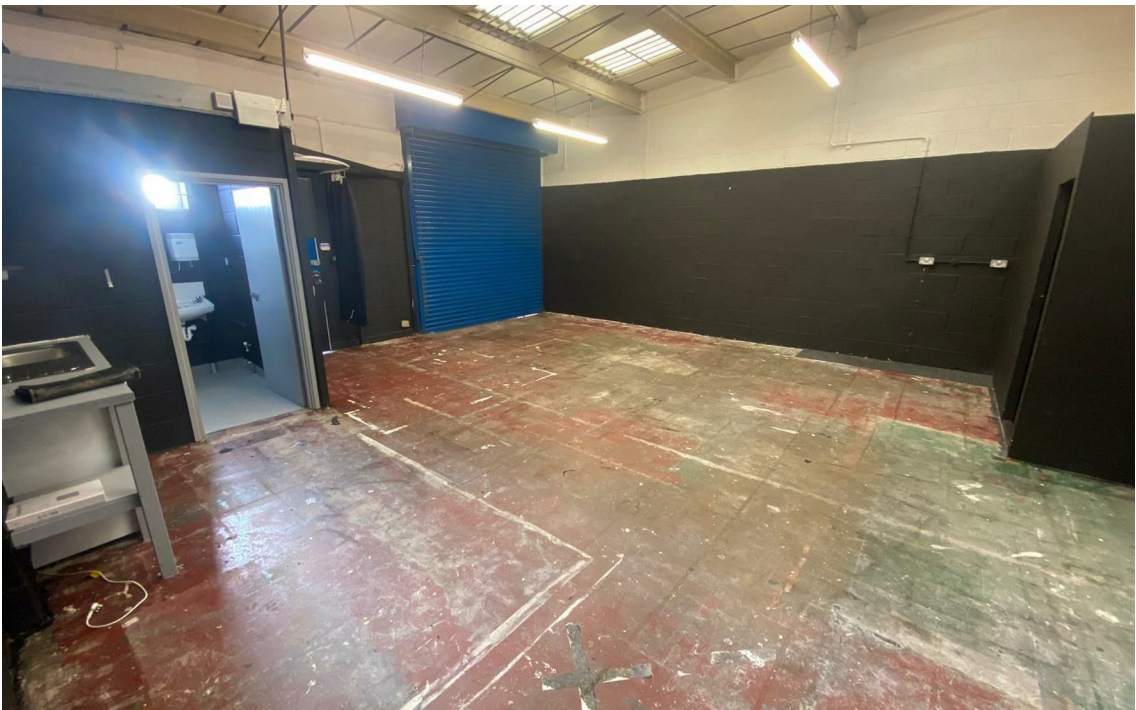
For an appointment to view or further information please contact;

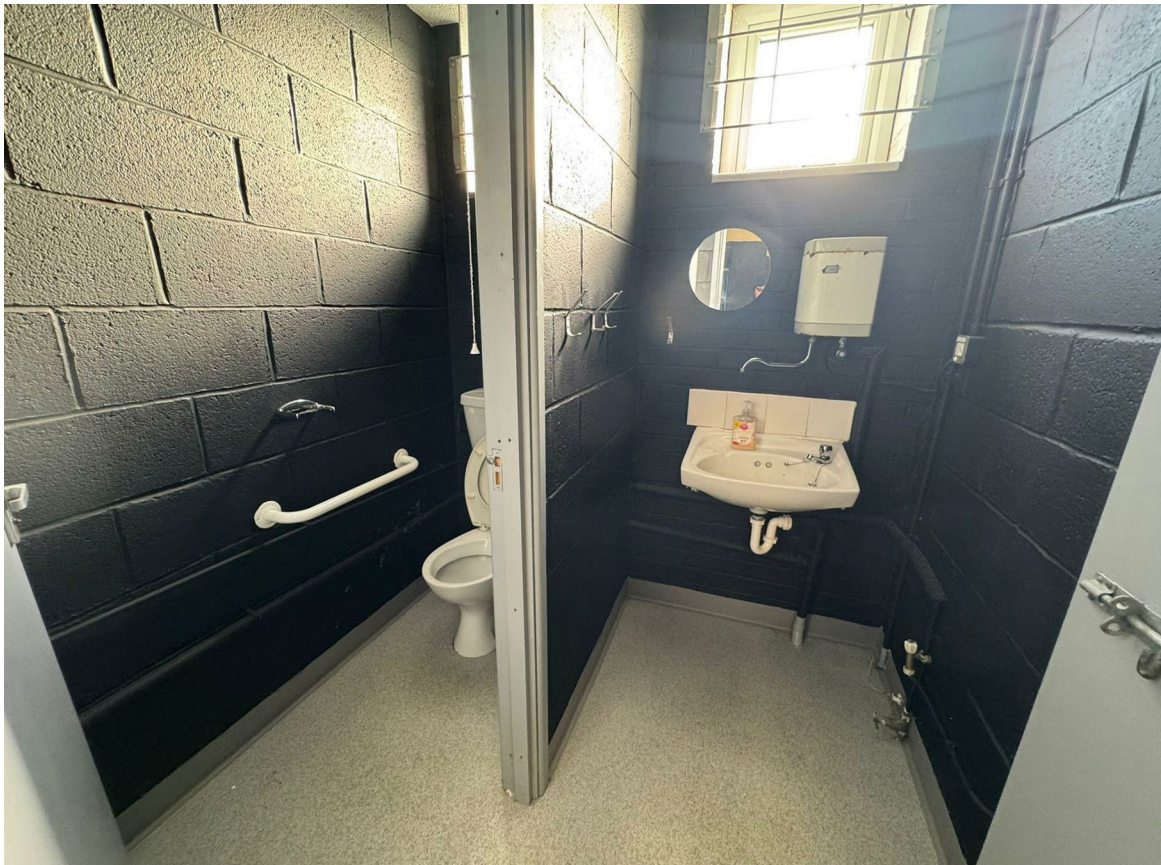
Commercial List

e: enquiries@commercialist.co.uk t: 0115 784 3525

AGENTS NOTE

Please note, by submitting an enquiry regarding this property you agree that we may send your details to the freeholder / landlord / managing agent of this property so they may contact you in order to answer any questions or arrange a convenient viewing time. Furthermore, these Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.





IMPORTANT NOTICE – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.