

MUSSON LIGGINS

PINXTON INSIGHT HOUSE


£25,000

PER ANNUM EXCLUSIVE

229 sq m - 275.46 sq m
2,464 sq ft - 2,965 sq ft

TO LET

Single-Storey Industrial Warehouse

 Insight House, Brookhill Industrial Estate, Pinxton, Nottingham, NG16 6NS

 0115 941 5241

 Jack@mussonliggins.co.uk

 mussonliggins.co.uk

GENERAL DESCRIPTION

The subject property comprises a single storey industrial warehouse. To the rear there is a large shared yard, accessible via a roller shutter door.

FEATURES

- ▶ ROLLER SHUTTER DOOR
- ▶ SECURE GATED YARD AREA
- ▶ MINIMUM EAVES HEIGHT OF APPROXIMATELY 3.7M



Insight House,
Brookhill Industrial Estate,
Pinxton,
Nottingham,
NG16 6NS



LOCATION

The subject property is situated on Brookhill Industrial Estate, directly accessible from the A608 and located in the town of Pinxton.

Pinxton is located approximately 1.5 miles from Junction 28 of the M1 Motorway, providing excellent transport links to both the north and south. Nottingham City Centre is approximately 14 miles to the south east, and Derby City Centre is approximately 13 miles to the south west of the subject property.

DESCRIPTION

The property comprises of part of a detached industrial unit known as Insight House, which occupies a prominent position within the Brookhill Industrial Estate.

The property is of steel portal frame construction with brick and block elevations surmounted by corrugated asbestos cladding beneath a pitched corrugated asbestos roof.

Internally the unit provides for good quality light industrial/warehouse space with a minimum eaves height of approximately 4 metres.

The unit is accessed via Tarmac yard suitable for storage/parking which leads to a roller shutter door to the rear elevation. In addition, there is open plan office accommodation available.

At present, the unit has not been split; however this will be instated. There are also shared W/C facilities. In addition, there are open plan office accommodation available via separate negotiation.

Insight House	M ²	Ft ²
Warehouse	229	2,465
Office Accommodation	46.46	500



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BUSINESS RATES

Budget figures are available from the Agents.

For further information on Rates Payable and Small Business Rates Relief contact Amber Valley Borough Council

PLANNING

We understand that the property has Planning Consent for its existing use.

For further information, please contact Pnixton Parish Council

EPC (ENERGY PERFORMANCE CERTIFICATES)

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

TERMS

The premises are available To Let by way of a Sub Lease on terms to be agreed

RENT

Single Storey Industrial Warehouse
£25,000 (Twenty Five Thousand Pounds) Per Annum Exclusive

Office Accommodation
£5,000 (Five Thousand Pounds) Per Annum Exclusive

SERVICES

We understand that mains electricity, water and drainage are connected to the premises.

However, we recommend that interested parties contact the relevant service providers to confirm this.

VAT

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

LEGAL COSTS

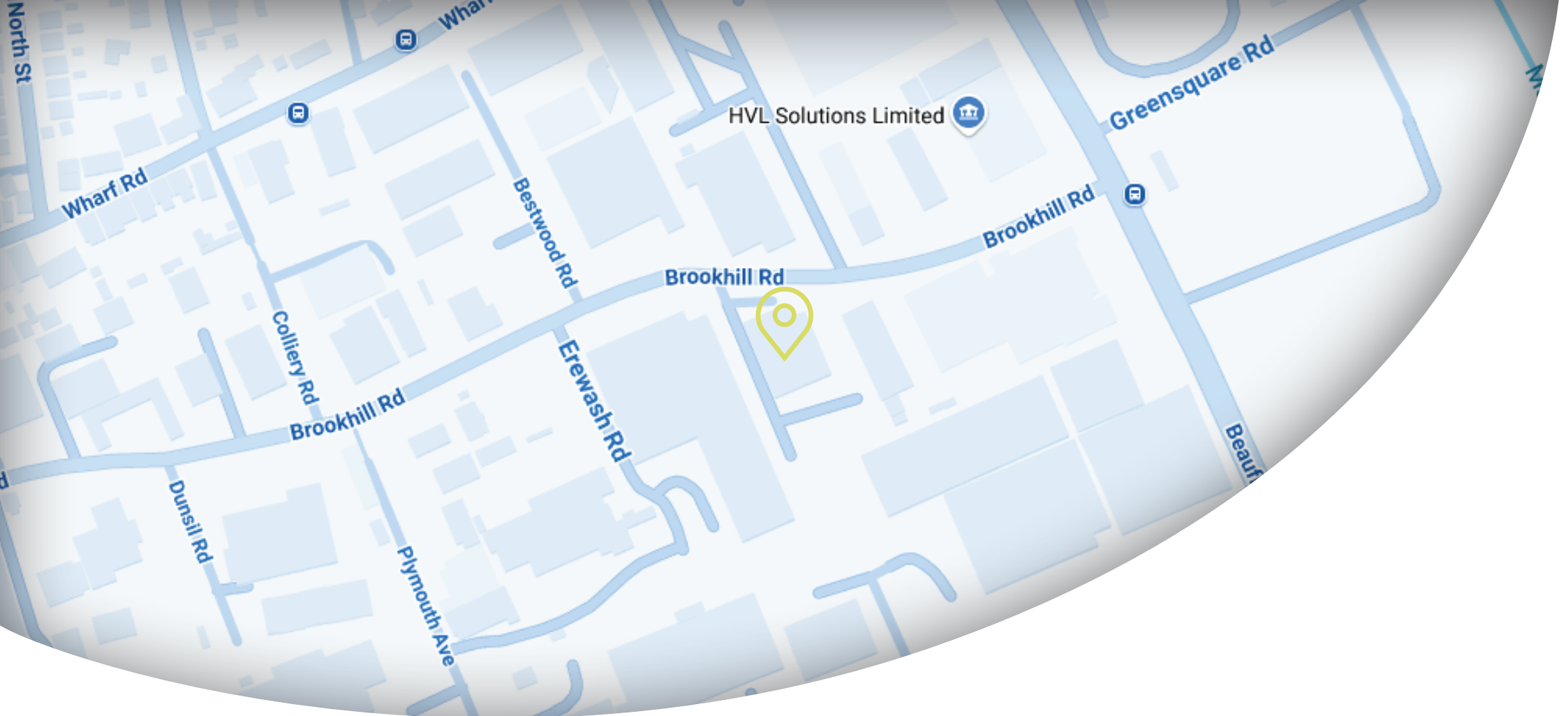
Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

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

CONTACT

Jack Farrell BSc (Hons) MRICS
Jack@mussonliggins.co.uk



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.

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



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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.



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ASSOCIATE DIRECTOR



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