

TO LET

£1,595 Per Calendar Month

Unit 6 Northern Court, Nottingham, NG6 0BJ



- Industrial Unit
- Large Forecourt
- GIA- 116.13 Sq m (1,250 Sq ft)
- Established Commercial Location
- Good Transport Links
- Roller Shutter Door
- Eligible For Small Business Rates Relief
- No Motor Trade Permitted

Wellington House
Wellington Circus
Nottingham
NG1 5AL

0115 784 3525

www.commerciallist.co.uk



**Commercial
List**



LOCATION

The unit is located along Northern Court, an established commercial location approximately 4 miles north of Nottingham city centre which benefits from good transport links with the M1, A60 and A610 close by. The wider area is of mixed use comprising a variety of residential, shops and commercial units. Occupiers within the immediate vicinity include Duke Healthcare, Nottingham Electrical Transmissions and DL Mechanical Nottingham.

DESCRIPTION

This mid terrace industrial unit is of steel frame construction with blockwork walls under a pitched roof. The accommodation comprises a large open plan area with W.C to front. The property benefits from a substantial courtyard and roller shutter door.

ACCOMMODATION

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

TOTAL GIA- 116.13 Sq m (1,250 Sq ft)

SERVICES

We understand that mains electricity, water, gas 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 through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: £7,900

This unit may 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 £1,595 per calendar month. A service charge of £900 per annum is payable on the estate.

EPC

Energy rating: C

VAT

We understand that VAT will not be charged.

CONTRACT & TENANCY SET UP FEE

The incoming tenant shall be liable for the contract and tenancy set-up fee, which is £1,595.

VIEWING

Viewing

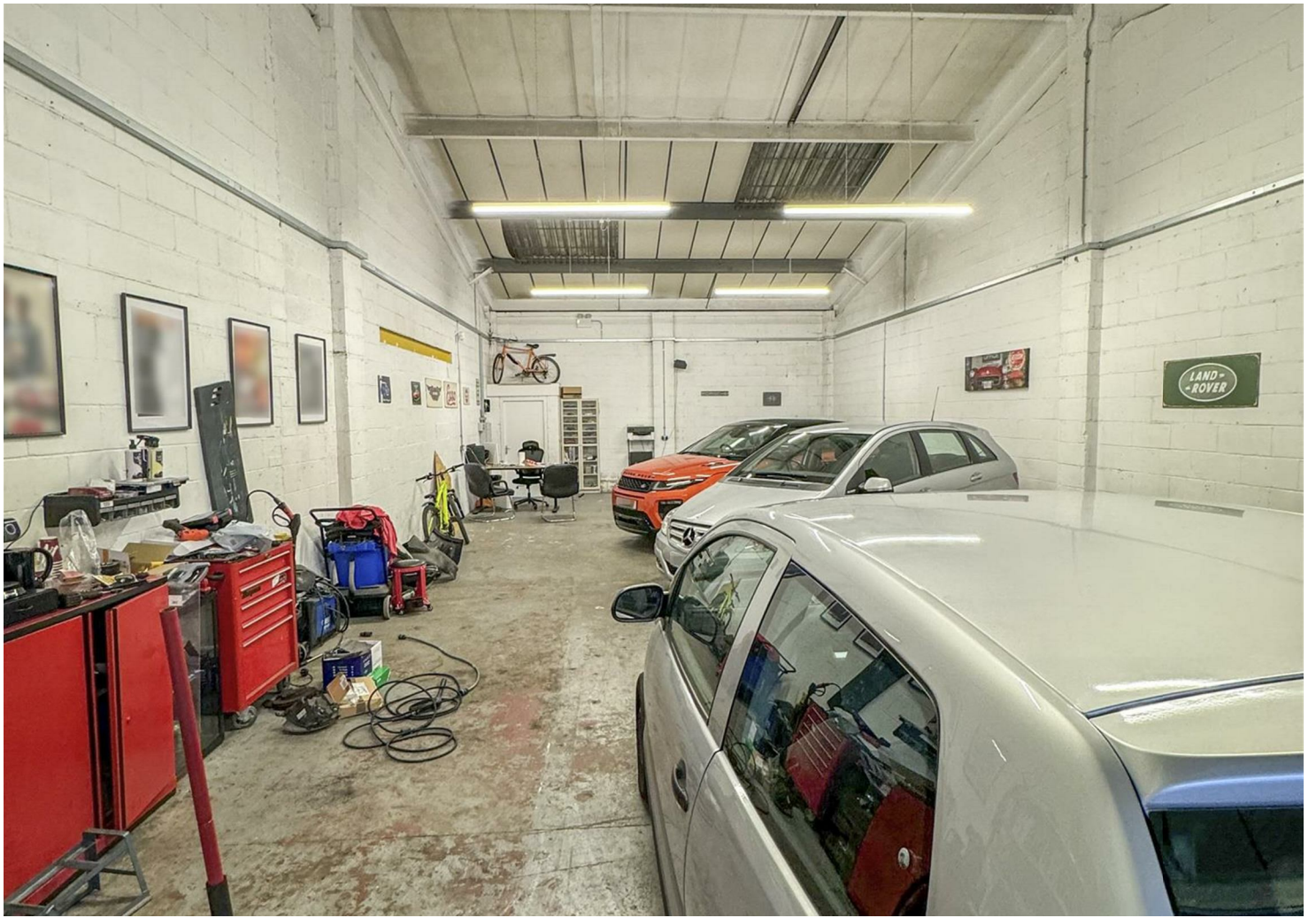
For an appointment to view or further information please contact;

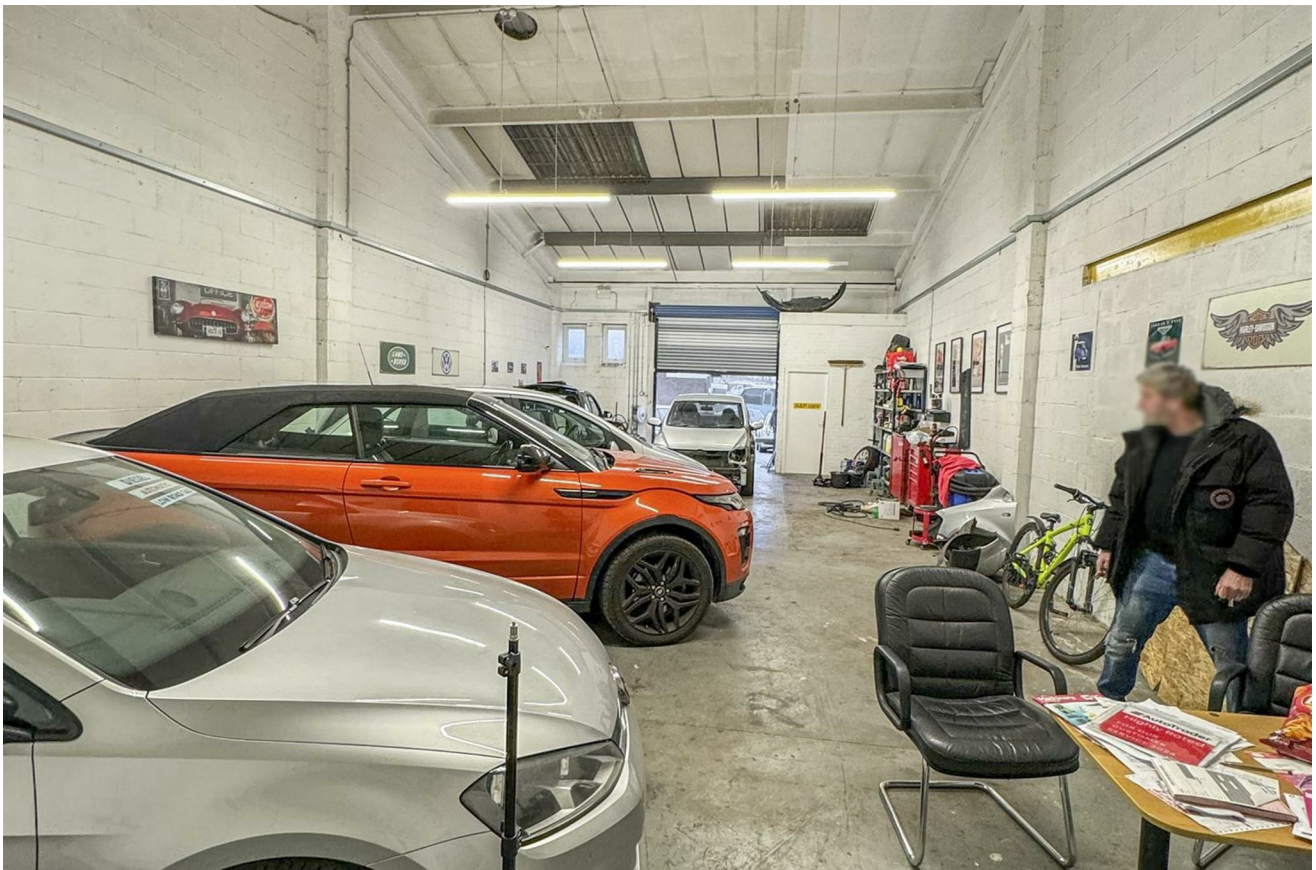
Commercial List

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

AGENT NOTES

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.