

UNIT, TO LET

UNIT 3, 92 MEADOW ROAD

Netherfield, Nottingham, NG4 2FR



KEY FEATURES

- Rent: £985.00 per month
- 1,056 Sq Ft (98.1 Sq M)
- Self contained unit
- Fenced & gated site with estate
- 24hr access
- CCTV
- Easy In Easy Out Agreement available
- Within 0.1 Mile of Netherfield Town Centre & Train Station

OMEETO NOTTINGHAMSHIRE

0115 784 4993
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TO LET - UNIT

LOCATION

Netherfield is a town in the Gedling District of Nottinghamshire c 3 miles from Nottingham bordering Colwick and Carlton.

The units to let are situated 0.1 mile southwest of Netherfield Town Centre with a board range of amenities and public transport within easy reach. Commuter links are provided by the A612 Colwick loop road just 0.1 mile to the south. This provides fast access into Nottingham city centre, the A60 and the A52.

DESCRIPTION

Located on a shared fenced and gated site with CCTV. Easy In, Easy out Tenancy. The unit is self contained with single WC, new LED lighting and roller shutter door. Eaves are approximately 3m.

ACCOMMODATION

The accommodation has been measured on a Gross Internal Area basis (GIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
TOTAL	1,056	98.1

PLANNING

We understand the property has been used under Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended). All parties should confirm the planning position with the relevant Local Authority.

SERVICES

All mains services with the exception of gas are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The property is currently listed as a workshop and premises on VOA.gov.uk.

Please check the valuation office website for any rates incentives. Subject to status you may qualify for 100% rates relief.

Rateable Value: £5,200

SERVICE CHARGE

Building insurance is recharged at £75 per month. In addition a service charge is payable for the general maintenance and security of the estate.

The current service charge budget is £100 per month.

TENURE

Industrial Unit to let by way of a new lease.

RENT

The premises is available to rent for £985.00 per month.

VAT

All figures are quoted exclusive of VAT, we are advised the property is not registered for VAT.

EPC

B (50)

VIEWING

Please contact us or visit www.omeeto.co.uk for full details. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

17-Apr-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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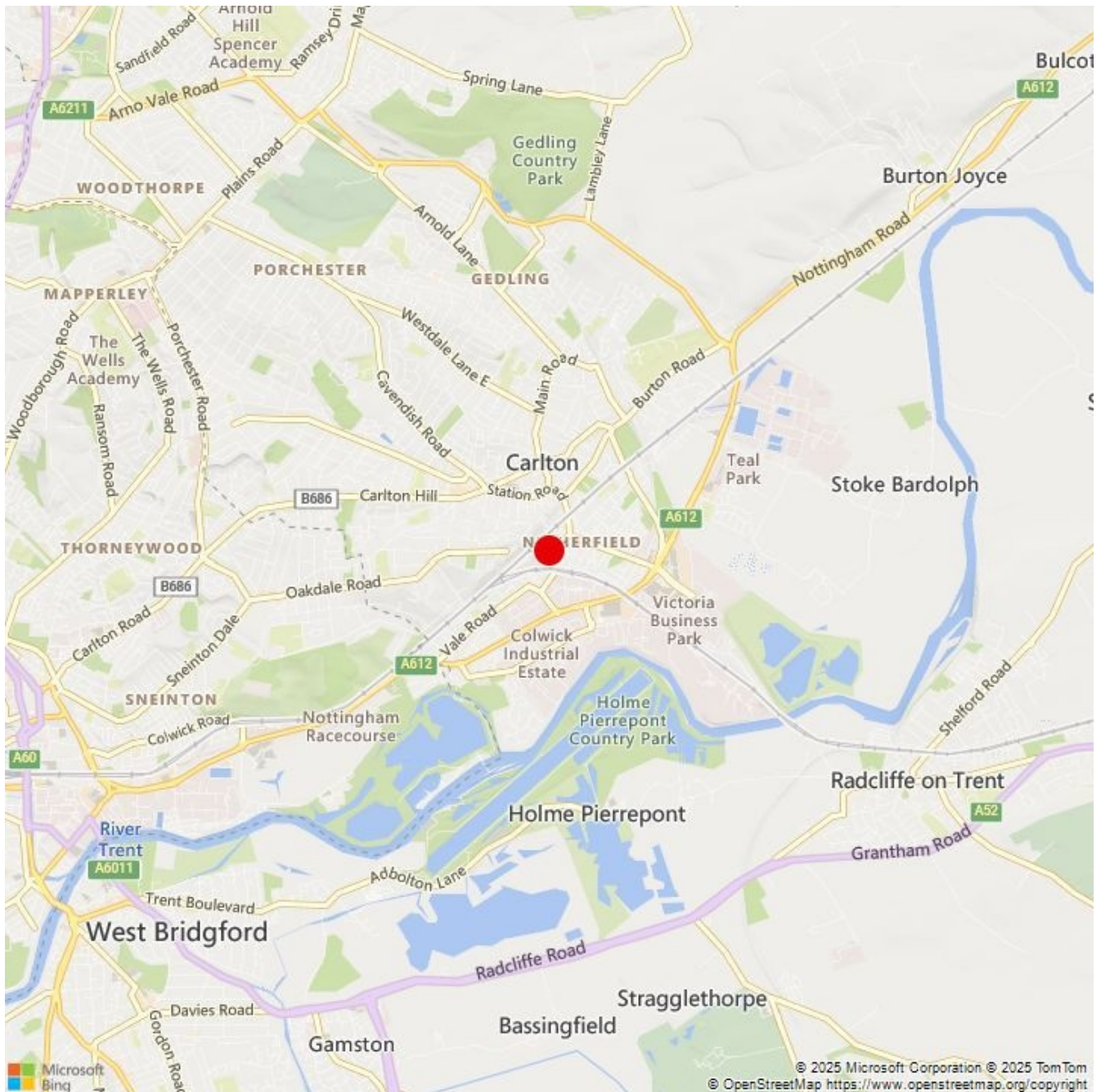
IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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