

MUSSON LIGGINS

BULWELL UNIT C TO LET

Detached Workshop Premises
With Office Accommodation

£36,000
PER ANNUM EXCLUSIVE

561.17 sq m (6043 sq ft)

Unit C,
Greasley Street,
Bulwell,
Nottingham,
NG6 8ND

 0115 941 5241

 William@mussonliggins.co.uk

 mussonliggins.co.uk



GENERAL DESCRIPTION

The subject property comprises a two storey office building along with a large workshop area of steel framed construction.

FEATURES

- ▶ OFFICE ACCOMMODATION
- ▶ EXTERNAL CAR PARKING
- ▶ ROLLER SHUTTER ACCESS



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NG6 8ND



LOCATION

The subject property has a frontage onto Greasley Street, Bulwell, Nottingham within a predominantly commercial location albeit surrounded by a residential base.

Greasley Street links provides access onto Sellers Wood Drive linking to Low Wood Road (A6002) which in turn provides direct access to the A610 and Junction 26 of the M1 motorway. Bulwell is approximately five miles north-west of Nottingham City Centre.

DESCRIPTION

The subject property comprises of a two storey office building to the front elevation, primarily of brick and blockwork internal walls with a flat felt roof covering.

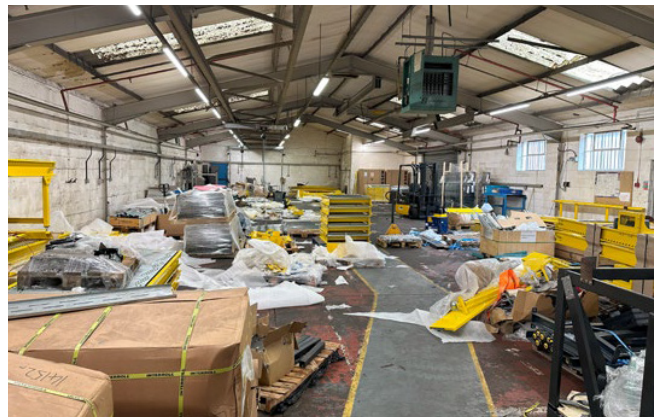
The front building has a main entrance door, together with double glazed UPVC with windows. With the ground floor providing office areas and W/C facility and access to the workshop area.

The first floor provides further office areas.

The offices lead into the main workshop area, built of steel framed construction with brick and block walls and a pitched roof incorporating translucent roof lights.

To the side elevation of the workshop is a roller shutter door. Externally, the unit has the benefit of parking for 4 vehicles to the front, plus a rear yard.

Accommodation	M ²	Ft ²
Workshop	358.05	3852
Ground Floor Offices	108.49	1167
First Floor Offices	95.17	1024
Total Floor Area	561.71	6043





BUSINESS RATES

Rateable Value: **£13,350**

This is not the amount you will pay.
Budget figures are available from the Agents.

For further information on Rates Payable
and Small Business Rates Relief contact
Newark and Sherwood District Council.

PLANNING

Interested parties should satisfy themselves
that the use of the building is sufficient to their
purposes.

For further information, please contact
Nottingham City 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 on a new
Lease on terms to be agreed.

PRICE

**£36,000(Thirty Six 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.

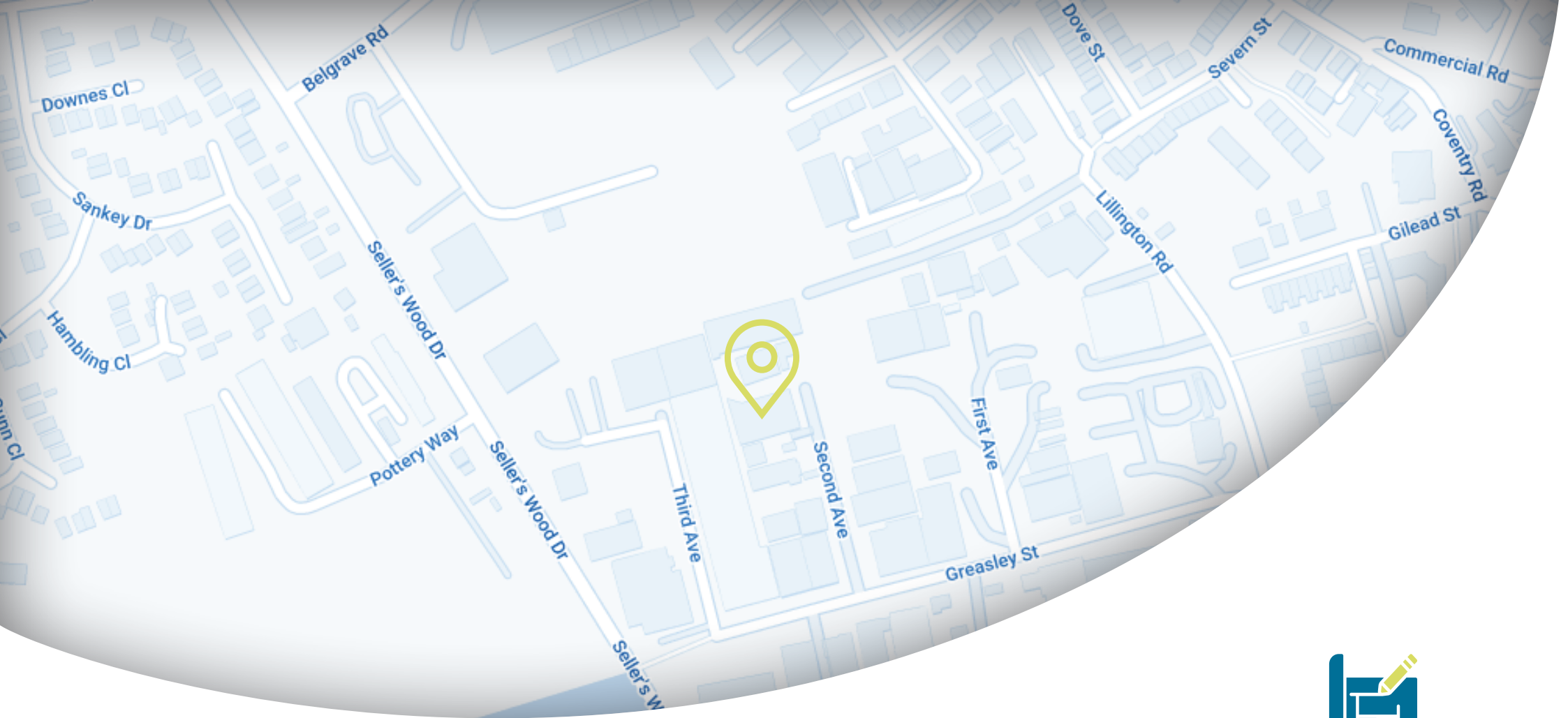
CONTACT

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**VIEW
FLOORPLAN**

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.

MUSSON LIGGINS



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



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TENANT ADVICE**

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.



WILLIAM COWLEY

APPRENTICE SURVEYOR

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