



TO LET

UNIT 3B, RIVERBANK BUSINESS PARK

WHATTON-IN-THE-VALE,
NOTINGHAMSHIRE NG13 9FX

64.65 sq m (696 sq ft)

Ground floor office in popular rural setting

- Open plan modern office suite
- Superfast Fibre Optic Broadband on site
- Immediate access to the A52
- Ample on-site parking
- EV charging station
- Small Business Rates relief may be applicable

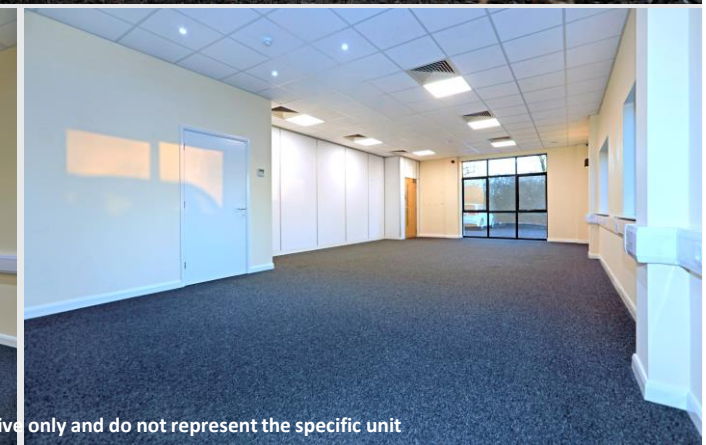


NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



AVAILABLE
JULY



Images within this brochure are indicative only and do not represent the specific unit

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LOCATION

The scheme is located on Old Grantham Road, on the edge of Whatton-in-the-Vale village. This rural position provides quick access to the A52 Nottingham to Grantham road, a short distance from its junction with the newly dualled A46, which in turn provides access to both the M1 and A1.

DESCRIPTION

The estate has been designed to ideally suit small to medium sized companies looking for an attractive working environment and benefits from Superfast Fibre Optic Broadband and an EV charging station.

Unit 3B is located on the ground floor and is an open plan suite, it shares a communal kitchenette and disabled WC with the first floor occupier.

ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Unit 3B	64.65	696
TOTAL NIA	64.65	696

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

SERVICES

The unit benefits from mains drainage and three phase electricity. Water is separately sub-metered to each building. We cannot provide any guarantees with regard to the property's connectivity or capacity.

EPC

The property has an EPC rating of 48 falling within Band B.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

Charging Authority: Rushcliffe Borough Council
 Description: Offices & Premises
 Rateable Value: £6,400
 Period: 2024/25

Small business rates relief is applicable.

TENURE

Unit 3B is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£9,600 per annum plus VAT.

Rent is payable monthly in advance by Bankers Standing Order.

VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

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

CONTRACT FEE

The ingoing tenant will be required to pay a £500 contract fee towards the landlord's legal costs.

OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



SUBJECT TO CONTRACT

Viewing: By prior appointment
with the sole agents.

ALICIA LEWIS
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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. www