



TO LET

60 BASFORD ROAD

NOTTINGHAM NG6 0JL

157.82 – 938.94 sq m

(1,698 – 10,107 sq ft)

Warehouse / Showroom / Office Opportunity

- Accessible location close to the A610 Nuthall Road / J25 M1 motorway
- Warehouse with level access loading, automatic roller shutter and mezzanine of 138.49 sq m (1,490 sq ft)
- Fitted showroom with air conditioning, WC/Kitchenette
- Two-storey fully fitted offices and cellar storage
- Shared car parking / secure yard
- Available as a whole or split



NG Chartered Surveyors

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

AVAILABLE NOW





LOCATION

The site is located on Basford Road, in the Basford area of Nottingham.

The site is conveniently located with easy access to the A610 Nuthall Road, offering quick connectivity to Junction 26 of the M1. The A6514 Western Boulevard is also nearby, ensuring excellent links across the Greater Nottingham area. Public transport is readily available, with the Basford Tram Stop and multiple bus stops just a short walk away.

DESCRIPTION

Office:

A two-storey building to the front of the site providing:

- Entrance foyer / reception area
- Stud partitioned offices providing a cellular floorplate
- Suspended ceilings with part inset LED, part inset Cat II lighting
- Carpet / vinyl floor coverings
- Wall mounted air conditioning units
- Kitchen facilities
- Male & Female W.C facilities to both ground and first floors
- Cellar area providing storage

Unit A

A steel portal framed warehouse unit occupying the back left-hand position on the site, providing:

- Full height automatic roller shutter door & level access loading
- Concrete slab floor
- Mezzanine covering the majority of the floorplate
- Demountable stud partitioned office space
- Translucent roof lights and high bay lighting
- Indoor access via a connection to the front office building

Showroom

A steel portal framed warehouse unit occupying the back right-hand position of the site, providing:

- Full height automatic roller shutter door & level access loading
- Concrete slab floor and demountable stud partitioned offices
- Translucent roof lights
- High bay lighting

SERVICES

Mains supplies of gas, water and electricity are available and connected to the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

The property has an EPC rating of 69 within Band C.

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

Please contact the marketing agents for further information.

TENURE

The accommodation is available either split or as a whole by way of a new full repairing and insuring lease on a term of years to be agreed.

SERVICE CHARGE

Please contact the marketing agents for further information.

VAT

VAT will be applicable to the rent, service charge and insurance due.

LEGAL COSTS

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

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.

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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



AVAILABILITY SCHEDULE

| | SQ M | SQ FT | RENT | AVAILABILITY |
|----------------------|---------------|--------------|--------------------------|------------------|
| OFFICE | | | | |
| Ground Floor | 104.80 | 1,128 | | |
| First Floor | 128.06 | 1,378 | | |
| Total NIA | 232.86 | 2,506 | £17,500 per annum | Available |
| Plus Cellar Storage | 52.41 | 564 | | |
| | | | | |
| UNIT A | | | | |
| Warehouse | 548.44 | 5,903 | | |
| Total GIA | 548.44 | 5,903 | £35,300 per annum | Available |
| Plus Mezzanine | 138.49 | 1,490 | | |
| | | | | |
| SHOWROOM | | | | |
| Showroom | 143.25 | 1,541 | | |
| Porch | 10.00 | 107 | | |
| WC | 4.57 | 49 | | |
| Total NIA/GIA | 157.82 | 1,698 | £13,500 per annum | Available |