

TO LET

UNIT 18

ROSELAND

B U S I N E S S P A R K

**A1, LONG BENNINGTON,
NOTTINGHAM, NG23 5FF**

**Detached industrial/warehouse unit
with excellent loading facilities on
established industrial estate**

930 SQM (10,013 SQFT)

- **DETACHED WAREHOUSE/INDUSTRIAL UNIT**
- **4 X FULL HEIGHT ELECTRIC ROLLER SHUTTER ACCESS**
- **4.7 METRE EAVES RISING TO 7.3 AT THE APEX**
- **3 PHASE POWER AND LED LIGHTING**
- **24 HOUR ON-SITE SECURITY/24 HOUR ACCESS**
- **DIRECT PRIVATE ACCESS TO A1**



ROSELAND

BUSINESS PARK

LOCATION

The property is set just off the A1 at Long Bennington and directly accessed from the A1 by a private road but also with additional access from Normanton Lane.

The site offers 24 hour manned security and 24 hour access with terrific access to the national road network.



DESCRIPTION

This property provides a stand alone detached steel portal frame industrial unit with the following specification:

- Clear span warehouse/production space
- 4.7 metre eaves, 7.3 metres to apex
- 4 x electric roller shutter loading doors
- LED lighting throughout
- 3 Phase power
- Solid load bearing concrete floor/slab
- Translucent roof lights
- Welfare facilities
- Surfaced yard to the front elevation
- Yard/outdoor space to the rear
- Parking to the side elevation

FLOOR AREAS

From measurements taken on site we calculate the following Gross Internal Area:

930m² (10,013ft²)

(This information is for guidance purposes only)

RENT

The property is available to rent and we are quoting:

£POA

BUSINESS RATES

From enquiries of the Valuation Office website we understand the following:

Rateable Value from 1 April 2023: £49,750

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of South Kesteven District Council)



Postcode: NG23 5FF



VAT

We understand that VAT will be payable upon rent and service charge due.

EPC

The property has an EPC Rating of C-58.

SERVICE CHARGE

A nominal service charge will be levied upon the ingoing occupier for contribution towards the upkeep and maintenance of the common parts of the estate.

The current annual service charge amount is £4,643.90 and the annual insurance premium is £1,597.37.

FURTHER INFORMATION

For further information or to arrange a viewing please call, email or visit the website:



Anthony Barrowcliffe
07557 972 008
anthony@fhp.co.uk

Tim Gilberton
07887 787 893
tim@fhp.co.uk



01158 960 461
M1AGENCY.CO.UK/EASTMIDS

James Keeton
0115 960 461
james.keeton@m1agency.co.uk

Toby Wilson
07500 926 727
toby.wilson@m1agency.co.uk

This notice is being given by the Agents, on behalf of themselves and the vendors or lessors of the property. The notice serves as a general guide for prospective purchasers or tenants, but it does not constitute an offer or contract. The Agents cannot guarantee the accuracy of any of the information provided, including descriptions, dimensions, references to condition, necessary permissions, and other details. It is the responsibility of prospective purchasers or tenants to verify the accuracy of this information. The rents listed in this notice may be subject to VAT. The Agents will not be held liable for any errors or losses resulting from the use of this notice. The mention of any plant, machinery, equipment, services, fixtures, or fittings on the property does not imply that they are in good condition or capable of fulfilling their intended function. It is the responsibility of prospective purchasers or tenants to determine the suitability of these items for their needs. No employee of the Agents is authorized to make any representations, warranties, or contracts regarding the property. Designed and produced by STATUS 218 LTD., October 2024, 0071 027B Roseland Unit 18.