

TO LET

**UNITS 10 & 11 LENDAL COURT
GAMBLE STREET
NOTTINGHAM**



WORKSHOP/STORAGE UNIT

**TWO INTERCONNECTING INDUSTRIAL UNITS
POPULAR INDUSTRIAL ESTATE CLOSE TO NOTTINGHAM CITY
CENTRE
EXCELLENT ROAD AND TRANSPORT COMMUNICATIONS
DEDICATED PARKING AND SHARED FORECOURT
3.25M TO EAVES**

SAT NAV: NG7 4EZ

Property Particulars

**Geo
Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk

LOCATION

Lendal Court is located on Gamble Street on the Radford suburb of Nottingham approximately 1 mile northwest of Nottingham's Old Market Square.

Lendal Court provides convenient access onto Alfreton Road and is approximately 2 miles from Nottingham's outer ring road and onwards to junction 26 of the M1 motorway which is approximately 5 miles away.

DESCRIPTION

The accommodation comprises two interconnecting workshop units of concrete frame construction with brick blockwork elevations. The roofs are mono pitched to the rear apex covered with metal profile clad sheeting incorporating translucent light panels.

The units have concrete floor slabs, manually operated roller shutter loading doors to each unit and a meter power supply. The unit benefits from painted blockwork elevations with dedicated WC facilities to both units and a small office located to the rear of Unit 10.

The entrance to Lendal Court is securely gated with boundary fence and is accessed off Gamble Street, with allocated parking at the front of each unit along with loading facilities.

ACCOMMODATION

Measured on a Gross Internal Area basis, we calculate the floor areas to be:

Description	sq m	sq ft
Unit 10	66.35	714
Unit 11	69.9	753
Total	136.25	1,467

Measurements are quoted on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edition. All parties are advised to carry out their own measurements.

TENURE

The Units are available by way of a fully repairing and insuring lease, the length of which is open to negotiation.

Please note that motor trade users will not be permitted.

QUOTING RENT

£14,500 per annum exclusive.

BUSINESS RATES

Local Authority: Nottingham City Council
Description: Workshop & Premises
Rateable Value: £8,600
Period: 2024/2025

The Rateable Value falls in the threshold for small business rates relief and therefore interested parties are advised to make their own enquiries of Nottingham City Councils Non-Domestic Rates Department in this regard.

SERVICE CHARGE

A Service Charge is payable in respect of the maintenance and upkeep of the common areas of Lendal Court. Please contact the marketing agents for further information.

BUILDINGS INSURANCE

A contribution towards buildings insurance is payable by the tenant. A guide is available from the agent upon request.

VAT

All sums are quoted exclusive of VAT, if applicable.

ENERGY PERFORMANCE CERTIFICATE

Unit 10 Lendal Court has an EPC rating of D(95).
Unit 11 Lendal Court has an EPC rating of D(94).

Copies of the EPCs are available from the Agent upon request.

LEGAL COSTS

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

VIEWING

By appointment with the sole agents:

Geo. Hallam & Sons:

Contact: Giles Davis
Email: giles.davis@geohallam.co.uk
Direct Tel: 07702 516 860

April 2025

Geo
Hallam &
Sons

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Chartered Surveyors

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