

MUSSON LIGGINS

UPPER SAXONDALE

UNIT 1

TO LET

Light industrial /
Warehouse Premises


£39,500


PER ANNUM EXCLUSIVE


420.98 sq m (4,531 sq ft)

▶ External storage/yard space
Available via separate negotiation

Unit 1,
Upper Saxondale Business Park,
Henson Lane,
Cropwell Bishop,
Nottingham,
NG12 2JS

 0115 941 5241

 Matthew@mussonliggins.co.uk

 mussonliggins.co.uk

GENERAL DESCRIPTION

The subject property comprises a high quality industrial/warehouse unit.

FEATURES

- ▶ ON-SITE PARKING AND LOADING
- ▶ ROLLER SHUTTER ACCESS
- ▶ POPULAR LOCATION

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LOCATION

The subject property is located at Upper Saxondale Business Park, a modern commercial development situated off Henson Lane near Cropwell Bishop, approximately 7 miles south-east of Nottingham city centre.

The location benefits from good road connectivity, with the A52 providing access to Nottingham, Grantham and the wider East Midlands. The A46 is also within reasonable driving distance, offering onward connections to Leicester, Newark and the national motorway network. Junction 24 of the M1 Motorway lies approximately 15 miles to the south-west.

DESCRIPTION

Upper Saxondale Business Park is a development of high-quality industrial units situated in a well-connected and established commercial location. The site provides modern accommodation suitable for a range of industrial, storage and distribution uses.

Unit 1 comprises a modern constructed steel portal frame building; the unit benefits from a minimum eaves height of approximately 3.96 metres and is accessed via a full-height roller shutter door to the front elevation, together with a separate pedestrian entrance.

Internally, the accommodation is fitted with a solid concrete floor, LED lighting and insulated wall and roof panels.

Externally, the unit benefits from forecourt loading and on-site parking.



Accommodation	M ²	Ft ²
Unit 1	420.98	4,531



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ADDITIONAL LAND

External storage land is also available by separate negotiation if required.

For further information, please contact the agents.

BUSINESS RATES

Rateable Value: **£18,000**

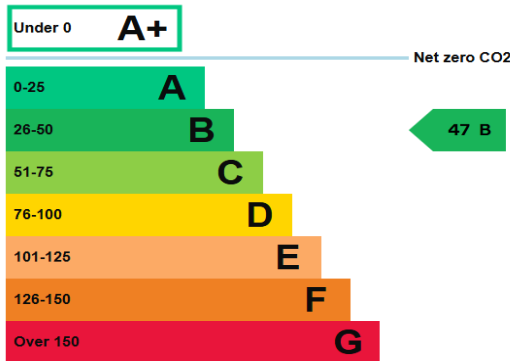
For further information on Rates Payable and Small Business Rates Relief contact Rushcliffe Borough Council.

PLANNING

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

For further information, please contact Rushcliffe Borough Council.

EPC (ENERGY PERFORMANCE CERTIFICATES)



TERMS

The premises are available on a new Lease on terms to be agreed.

PRICE

£39,500 (Thirty Nine Thousand Five Hundred Pounds) per annum Exclusive

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

SERVICE CHARGE

There is an estate charge payable in connection with the management of the business park

Further information is available on request.

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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Matthew Wade BSc (Hons) MRICS

Matthew@mussonliggins.co.uk



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



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Beeston, Nottingham NG9 2PA



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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.



MATTHEW WADE BSc HONS MRICS
DIRECTOR

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WILLIAM COWLEY
APPRENTICE SURVEYOR

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