



TO LET

UNIT 1A, RIVERBANK BUSINESS PARK

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

83.94 sq m (903 sq ft)

Self-contained and fully air conditioned office

- Rent inclusive of electricity & service charge
- Superfast Fibre Optic Broadband on site
- Immediate access to the A52
- Fully air conditioned
- 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
NOW





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 1A is located on the first floor and is open plan and air conditioned. It shares a communal kitchenette and disabled WC with the ground floor occupiers.

ACCOMMODATION

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

	SQ M	SQ FT
Unit 1A	83.94	903
TOTAL NIA	83.94	903

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

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.

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EPC

The property has an EPC rating of 20 falling within Band 'A'.

BUSINESS RATES

Charging Authority: Rushcliffe Borough Council
 Description: Office & Premises
 Rateable Value: £10,250
 Period: 2026/27

TENURE

Unit 1A is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

All inclusive rent of £13,200 per annum, plus VAT.

Rent is payable monthly in advance by Bankers Standing Order and is to include electricity, buildings insurance and service charge.

VAT

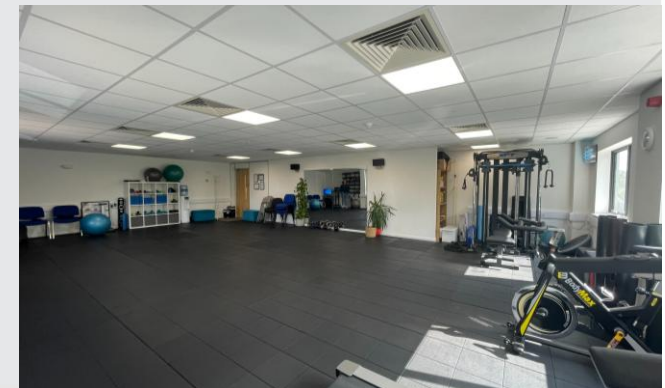
VAT is applicable at the prevailing rate.

LEGAL COSTS

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

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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CHARLOTTE STEGGLES

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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 photograph. 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