



Workshop At, Rennie Hogg Road, Nottingham NG2 1RX

TO LET

Workshop Space Available Immediately
- Part of Riverside Police Station

**8,200 Sq Ft
(762 Sq M)**

DESCRIPTION

The detached workshop building is of steel portal frame construction and has an eaves height of approximately 25ft. The accommodation has two gas fired blowers heaters and two sectional up-and-over accessed stores and a 3-phase electricity supply. There is exhaust extraction. Internal stores, including a small office, kitchen and WC area have been created. A mezzanine storage area has also been created.

- ✔ Warehousing space with mezzanine of 8,200 Sq Ft
- ✔ Eaves height of approx. 25Ft
- ✔ Internal mezzanine storage area, offices and wc's
- ✔ 2 x gas blower heaters and exhaust extraction
- ✔ Situated on large site with secure gated access
- ✔ Available at a quoting rental of £50,500 per annum.



LOCATION

The property is situated approximately 1.5 mile west of Nottingham city centre and is accessed from the Queen's Drive (A453). Good access is available to Nottingham's outer ring road (Lenton Lane). The Riverside Retail Park is also situated a short distance away to the west. Nearby occupiers include Experian, Knights Plc, Land Rover, Vision Express and TNT.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Workshop	7,195	668
Mezzanine	1,005	93
Total	8,200	762

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

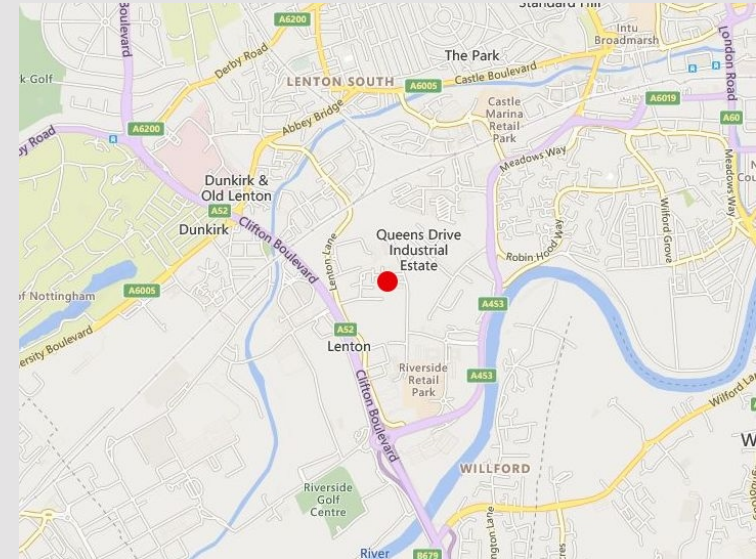
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available leasehold on terms expiring February 2027. We are quoting an annual rental of £50,500 per annum.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. 28-Mar-2022

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Mr Robbie Farrell
0115 976 6610
RFarrell@lsh.co.uk

Max Hearfield
0115 950 1414
mhearfield@lsh.co.uk