

# MUSSON LIGGINS

NOTTINGHAM

**110 WORRALL AVENUE  
4A CATTON ROAD**

**£30,000**

**PER ANNUM EXCLUSIVE**

503 sq m (5,414 sq ft)

**TO LET**

110 Worrall Avenue,  
4a Catton Road,  
Arnold,  
Nottingham,  
NG5 7GJ



**0115 941 5241**



**info@mussonliggins.co.uk**



**mussonliggins.co.uk**

## GENERAL DESCRIPTION

The subject property comprises a semi-detached warehouse unit, situated in Arnold.



### FEATURES

- ▶ DESIGNATED PARKING AREA
- ▶ EXCELLENT LOCATION
- ▶ MIN EAVES HEIGHT 2.75M



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4a Catton Road,  
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## LOCATION

The subject property is situated off Catton Road Industrial Estate with access via Worrall Avenue as well as Catton Road.

Worrall Avenue has links with Front Street to the west of the subject property, which is part of the main retail area of Arnold.

Catton Road is an existing industrial area with residential properties in close proximity. The subject property is in close proximity to the A60 Mansfield Road and is approximately 4 miles to the north of Nottingham City Centre.

Access to the centre of Nottingham is by Mansfield Road which also provides a link to the city's outer Ring Road with quick and easy access being available to both Junctions 25 and 26 of the M1 Motorway approximately 5 miles away.

## DESCRIPTION

The subject property comprises of a semi-detached warehouse unit within the suburb of Arnold.

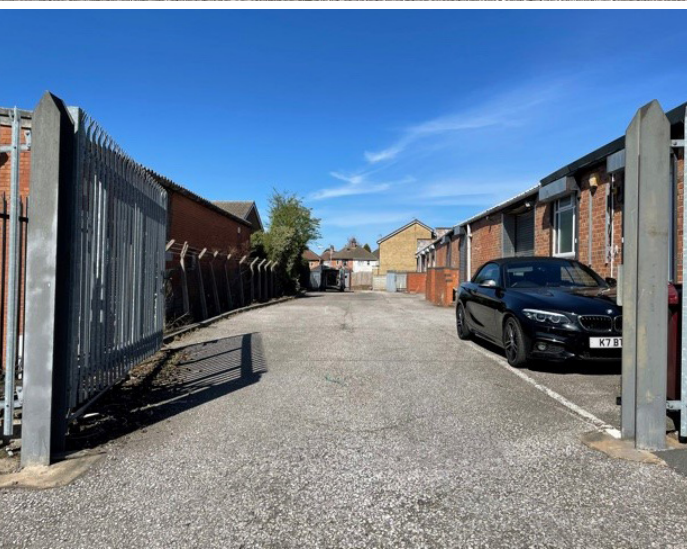
The property is of steel frame construction with brickwork elevation beneath a pitched roof.

Internally, the property provides accommodation over ground floor level including office and W/C facilities.

The property further benefits from designated parking and service area.

110 Worrall Avenue	Sq M	Sq Ft
Gross Internal Area	503 sq m	5,414 sq ft





## BUSINESS RATES

Rateable value: **£16,250**

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

## PLANNING

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

For further information, please contact Gedling borough Council.

## EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the building's Energy Performance Certificate can be obtained from the Agents.

## TERMS

The premises are available on a new Full Repairing and Insuring Lease on terms to be agreed.

## RENT

**£30,000 (Thirty Thousand Pounds)  
Per Annum Exclusive**

## SERVICES

We understand that mains electricity, water and drainage are connected to the premises.

However, we recommend that interested parties contact the relevant service providers to confirm this.

## VAT

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

## LEGAL COSTS

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

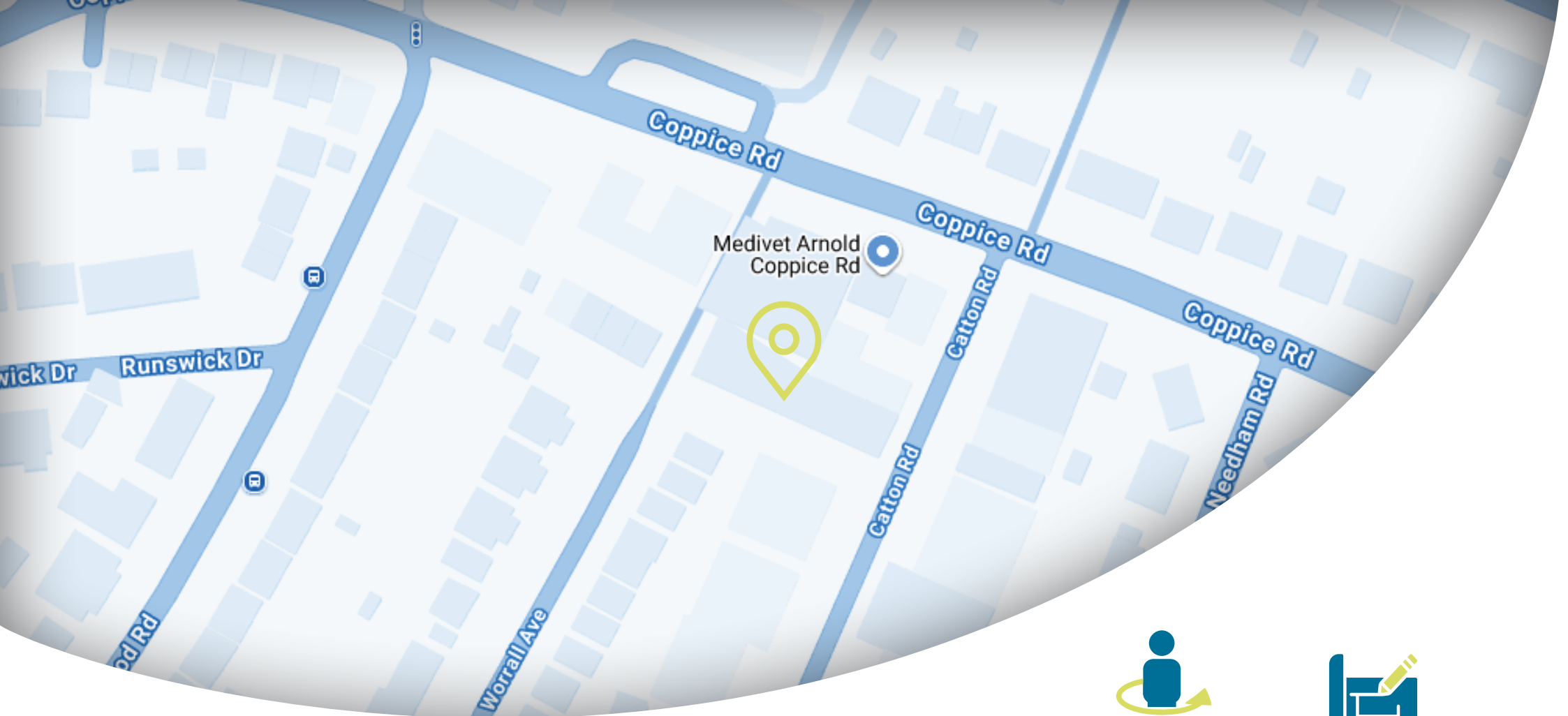
## VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

## CONTACT

Matthew Wade BSC (Hons) MRICS  
[Matthew@mussonliggins.co.uk](mailto:Matthew@mussonliggins.co.uk)

William Cowley  
[William@mussonliggins.co.uk](mailto:William@mussonliggins.co.uk)



360  
VIRTUAL  
TOUR



VIEW  
FLOORPLAN

### 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



Brigade House 5, Albion Street,  
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.



**WILLIAM COWLEY**  
**APPRENTICE SURVEYOR**

 **0115 941 5241**

 **William@mussonliggins.co.uk**

 **mussonliggins.co.uk**



**MATTHEW WADE BSC (HONS) MRICS**  
**DIRECTOR**

 **0115 941 5241**

 **matthew@mussonliggins.co.uk**

 **mussonliggins.co.uk**