



**TO LET / MAY SELL**

# UNIT 15, CALVERTON BUSINESS PARK

HOYLE ROAD, CALVERTON,  
NOTTINGHAM NG14 6QL

**465.02 sq m** (5,005 sq ft)

High quality hybrid  
office/warehouse unit

- Immediately available
- Established popular business park location
- 6 parking spaces / front yard
- High quality office fit-out
- Mezzanine storage
- Easy access to A614, A6097 and Nottingham City Centre
- £25,000 per annum
- Sale price on application



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



AVAILABLE  
IMMEDIATELY





## LOCATION

Calverton is located 8 miles north-east of Nottingham City Centre accessed via the A614, B6386 and A6097.

Calverton Business Park is a development of some 70,000 sq ft and is accessed off Hoyle Road which connects with Mansfield Lane on the northern outskirts of the village. The development comprises a total of 19 units and is home to a variety of companies including ALD Plastering and Olympic Shavers Ltd.

## DESCRIPTION

The unit provides an end-terraced steel portal framed industrial unit with cavity brick and block elevations surmounted by steel profile cladding to the underside of eaves under a similarly clad roof. Access/loading is provided via the front elevation by an automated sectional up and over loading door.

Internally, there is warehouse area with an eaves height of 7m. Furthermore, there is a substantial steel framed mezzanine floor providing further storage and two-storey office and ground floor workshop space. The offices have been subjected to a high-quality fit-out, providing suspended ceilings with inset LED lighting, air conditioning, internal glazed partitioning, carpet & vinyl floor coverings, Male / Female & Disabled W.C's and Kitchen facilities.

## ACCOMMODATION

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

	SQ M	SQ FT
Ground Floor Offices/Workshop:	110.16	1,186
First Floor Offices:	110.16	1,186
Warehouse:	139.23	1,498
Mezzanine	105.47	1,135
<b>TOTAL GIA</b>	<b>465.02</b>	<b>5,005</b>

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

## SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## 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.

## EPC

The property has an EPC rating of 56 falling within Band C.

## BUSINESS RATES

Charging Authority: Gedling Borough Council  
 Description: Workshop & Premises  
 Rateable Value: £32,750  
 Period: 2026/27

## TENURE

The property is available by way of a new full repairing and insuring lease. Alternatively, a sale of the freehold may be considered.

## RENT

**£25,000 per annum exclusive.**

## PRICE

**Quoting price on application to the agents.**

## VAT

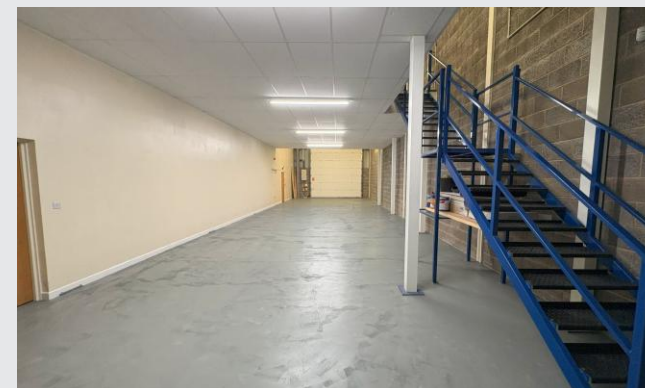
VAT is applicable to the rent at the prevailing rate.

## 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/purchaser.



### SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

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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 photographs. 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