

MUSSON LIGGINS

NOTTINGHAM

UNIT 13

£9,500

PER ANNUM EXCLUSIVE

66.1 sq m (711 sq ft)

TO LET

Single Storey
Industrial Space

Unit 13,
Salisbury Square,
Lenton,
Nottingham,
NG7 2AB

 0115 941 5241

 Jack@mussonliggins.co.uk

 mussonliggins.co.uk



GENERAL DESCRIPTION

The subject property comprises a mid-terraced industrial space.

FEATURES

- ▶ W/C FACILITIES
- ▶ SELF CONTAINED UNIT
- ▶ PARKING AVAILIABLE



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NG7 2AB



LOCATION

The subject property is situated with a frontage to the south side of the A6005 Derby Road close to its junction with Market Place. Within close proximity is Erewash Borough Council, Asda Superstore and Tesco Extra. The rear parking area has access from Fletcher Street.

The A6005 does provide direct access to Nottingham city centre located approximately 7 miles distance to the north east and access is available to Junction 25 of the M1 Motorway approximately 1 mile distance to the north west.

Long Eaton is a town in the Erewash district of Derbyshire. It lies just north of the River Trent and is part of the Nottingham urban area but not part of the city of Nottingham.

DESCRIPTION

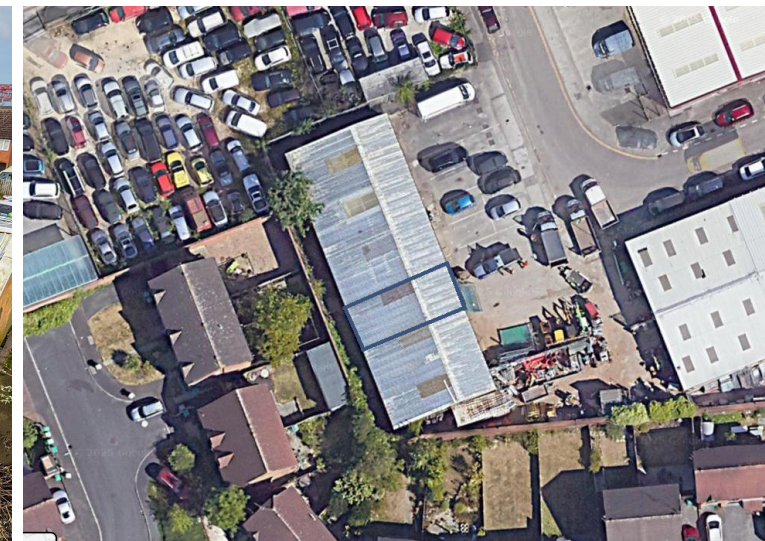
The subject property comprises a mid-terrace industrial/warehouse unit of steel portal frame construction with brick elevations beneath a pitched roof. The unit is part of an established industrial estate, benefiting from shared access and a forecourt parking/loading area.

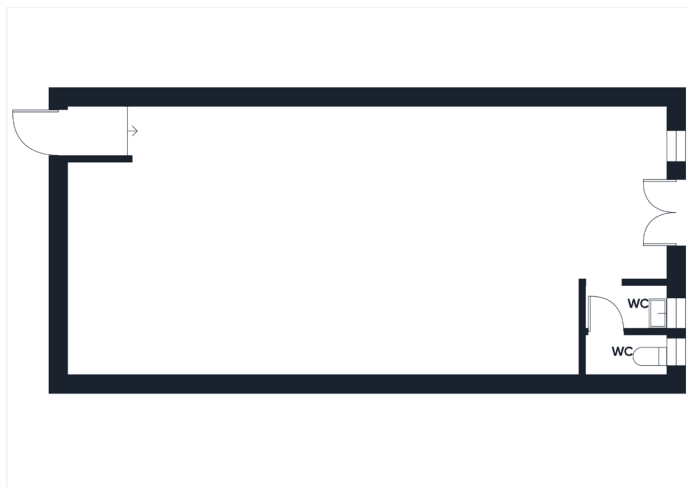
The accommodation provides a workshop/warehouse space and a pedestrian entrance.

The internal specification includes open plan warehouse accommodation with w/c facilities.

Externally, the property benefits from communal parking which is available within the estate. The property is located in an established commercial area with good transport links to Nottingham city centre and the surrounding road network.

Unit 13	M ²	Ft ²
First Floor	66.1	711





BUSINESS RATES

The rateable value is: **£4,150**.

This is not the amount you will pay. Budget figures are available from the Agents.

For further information on Rates Payable and Small Business Rates Relief contact Nottingham City Council

PLANNING

We understand that the property has Planning Consent for its existing use.

For further information, please contact Nottingham City Council

EPC (ENERGY PERFORMANCE CERTIFICATES)

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

TERMS

The premises are available To be Let by way of a Full Repairing and Insuring lease

RENT

£9,500 (Nine Thousand Five Hundred 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

Jack Farrell BSc (Hons) MRICS
Jack@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.



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ASSOCIATE DIRECTOR



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