

MUSSON LIGGINS

BULWELL
KEMMEL ROAD
TO LET
SELF CONTAINED INDUSTRIAL
UNIT
294.44 m² (3,169 ft²)

£22,000
PER ANNUM EXCLUSIVE

Unit 1
Kemmel Road
Bulwell
NG6 9FH

 0115 941 5241

 william@mussonliggins.co.uk

 mussonliggins.co.uk

MUSSONLIGGINS

GENERAL DESCRIPTION

Self Contained Industrial Unit



FEATURES

- ▶ SECURE GATED YARD
- ▶ EXCELLENT LINKS WITH M1
- ▶ OFF ROAD PARKING
- ▶ SECURITY SHUTTERS



Unit 1
Kemmel Road
Bulwell
NG6 9FH



LOCATION

The premises are located on Kemmel Road approximately four miles north of Nottingham City Centre.

Kemmel Road is accessed via Piccadilly Road within the suburb of Bulwell in Nottingham. The subject property is located close to the Junction with the Highbury Road therefore being located approximately 3 miles to the north of Nottingham City Centre.

The premises are also well situated, being closely located to junction 26 of the M1 which is approximately 3 miles to the west.

DESCRIPTION

The premises comprises of a modern single storey industrial Swarehouse unit within the suburb of Bulwell.

The property is construction of full height brickwork under a pitched corrugated roof, interspersed with sky lights.

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

The property further benefits from a secure gated yard towards the front of the property including off road parking.

ACCOMMODATION

Unit 1 Kemmel Road	Sq M	Sq Ft
Warehouse	294.44	3,169
Total	294.44	3,169



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BUSINESS RATES

Rateable Value: **£15,250**

This is not the amount you will pay.

For further information please contact
Nottingham City Council on 0115 915 55 55.

RENT

£22,000 (Twenty Two Thousand Pounds) per annum exclusive

Interested parties are encouraged to contact us
for the latest availability.

PLANNING

Interested Tenants must satisfy themselves that
the premises have consent for their intended
use.

For further information, please contact
Nottingham City Council on 0115 915 55 55.

EPC (ENERGY PERFORMANCE CERTIFICATES)

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

TENURE

The premises are available on a new lease on
terms to be agreed.

VAT

Unless stated all prices are quoted exclusive of
VAT.

LEGAL COSTS

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

VIEWING

Strictly by prior appointment through the Sole
Agents, Musson Liggins.

CONTACT

William Cowley

William@mussonliggins.co.uk



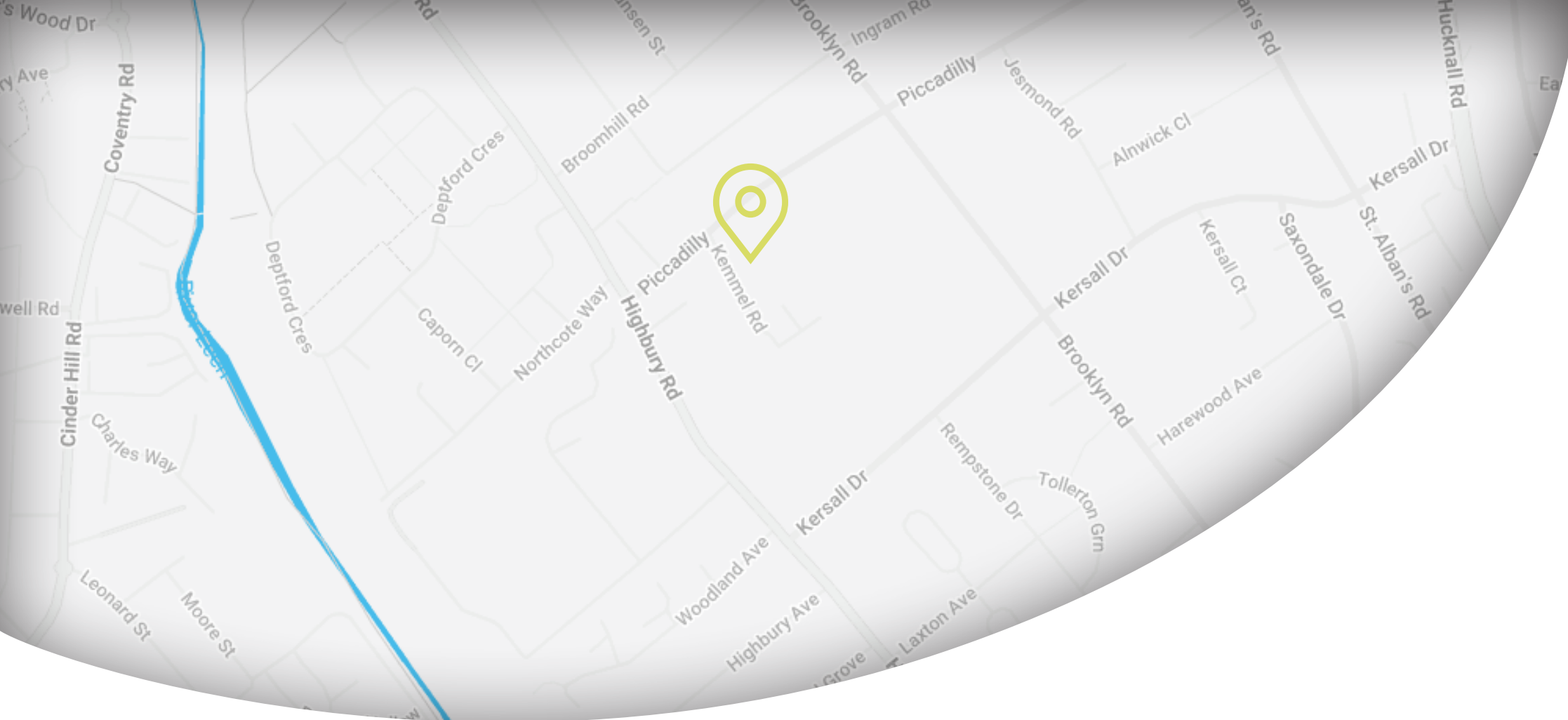
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MISREPRESENTATION

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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TENANT ADVICE**

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.



WILL COWLEY
APPRENTICE SURVEYOR

 **0115 941 5241**

 **william@mussonliggins.co.uk**

 **[mussonliggins.co.uk](https://www.mussonliggins.co.uk)**