



TO LET UNIT D, STONEBRIDGE COURT

ALFRED STREET SOUTH, NOTTINGHAM
NG3 2GY

144.74 sq m (1,558 sq ft)

Attractive Workshop / Storage Unit

- Popular Industrial estate location
- Professionally managed site
- Excellent road & transport communications
- New electric roller shutter door
- LED Lighting and three phase power
- Newly refurbished and redecorated



NG Chartered Surveyors

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



Images within this brochure are indicative only and do not represent the specific unit



LOCATION

Stonebridge Court is located on the immediate north side of Nottingham City Centre, accessed via the arterial route known as Carlton Road. The industrial estate is positioned with convenient access to the A616 and Nottingham's Outer Ring Road.

Other local occupiers include the Robin Hood Industrial Estate, Lidl and Sneinton Market

DESCRIPTION

The accommodation comprises a workshop unit of concrete frame construction with brick and blockwork elevations. The roofs are pitched to a central apex covered with a composite cement sheeting featuring translucent light panels. The unit has a concrete floor slab, new electrically operated roller shutter loading doors and a metered power supply. The property is newly refurbished and redecorated and benefits from LED lighting, three phase power and a security door. There is a new shared WC provision.

The unit incorporates ground and first floor offices, which have not been included in the measurements shown. These can be provided upon request.

The Estate entrance is gated with elements of the boundary fence. The forecourt is accessed via Alfred Street South and has allocated parking on site, with each unit benefiting from multiple spaces.

ACCOMMODATION

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

	SQ M	SQ FT
Warehouse	144.74	1,558
TOTAL GIA	144.74	1,558

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.

EPC

The property has an EPC rating of 55 falling within Band C.

BUSINESS RATES

Charging Authority:	Nottingham City Council
Description:	Workshop and premises
Rateable Value:	£7,600
Period:	2025/26

TENURE

The unit is available by way of full repairing and insuring basis, the length of which is open to negotiation.

Unfortunately, motor trade uses are not permitted.

RENT

£18,720 per annum.

SERVICE CHARGE

There is a service charge levied in respect of maintenance and upkeep of the Estate. Please contact the marketing agents for further information.

VAT

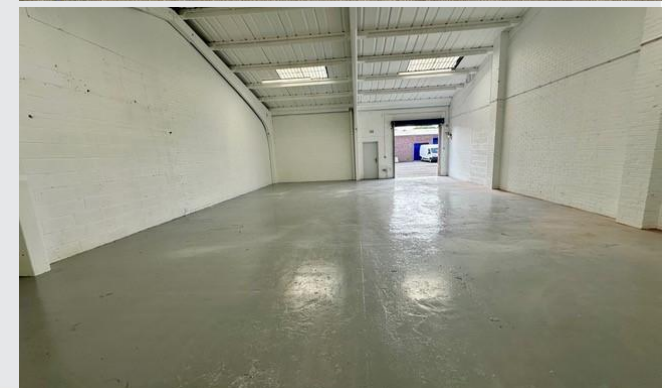
VAT is applicable to the rent charged at the prevailing rate.

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.



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

ALICIA LEWIS
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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