



Prime Light Industrial/Distribution Unit

Gross Internal Area 12,561 sq.ft. (1,166.93 sq.m)

- High quality building on established and popular business park
- Superb modern and fitted specification
- 8.2m internal eaves
- Superb location being fringe City Centre with excellent major road links including Nottingham Outer Ring Road, A52, A453 and Junctions 24 and 25 of the M1.

Prime Light Industrial/Distribution Unit – To Let

Gross Internal Area 12,561 sq.ft. (1,166.93 sq.m)

Location

Easter Park is situated on the western fringe of Nottingham City Centre within immediate proximity of the Nottingham Outer Ring Road.

The property is located on a popular and well established estate on the edge of the City, situated close to the A52 which provides direct access to the M1 at J25 and via the A453 to J24.

The park is in close proximity to Queens Medical Centre and is accessible from Lenton Lane, which can be reached via the A6005 (Abbey Bridge) and the A52 (Clifton Boulevard), the latter forming part of the City's Outer Ring Road.

Nearby occupiers include Games Workshop, B&Q, Wickes, and the motor trade cluster including BMW, Audi, Ferrari, Honda, Nissan & Ford.

Description

The property benefits from the following features:

- 8.2m eaves
- Dedicated parking spaces for 24 cars
- Fully fitted offices with gas central heating system, suspended ceilings and inset lighting
- WC's and Kitchenette.
- Lighting and Heating to warehouse
- 1 ground level roller shutter loading doors, electrically operated.

Accommodation:

The premises have been measured to provide the following GIA:

Accommodation	Sq ft	Sq m
Warehouse	10,025	931.33
GF Offices/Ancillary	1,268	117.80
FF Offices	1,268	117.80
Total	12,561	1,166.93

Rent & Terms

The property is available to let on a new FRI lease for a term to be agreed. Quoting rent on application.

Estate charge

An estate charge is payable in respect of the upkeep of common areas of the estate. More information available from the letting agents.

Business Rates

Occupiers will be responsible for payment of business rates.

2017 Rateable Value is £58,500. This assessment does include alterations made by the previous occupier therefore re-assessment is recommended.

Planning

The property has previously been used for uses falling within classifications E (previously B1c – light industrial) and B8 (storage and distribution) purposes. Interested parties must rely on their own enquiries of the Planning Department at Nottingham City Council.

EPC Rating

The unit has an EPC rating of B. A full copy is available on request.

Legal Costs

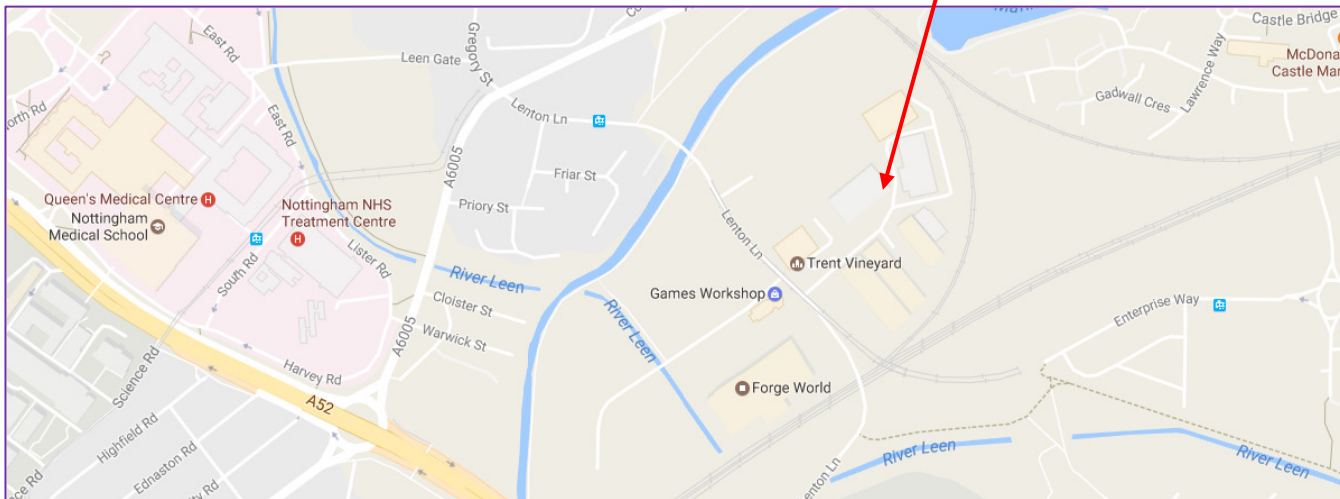
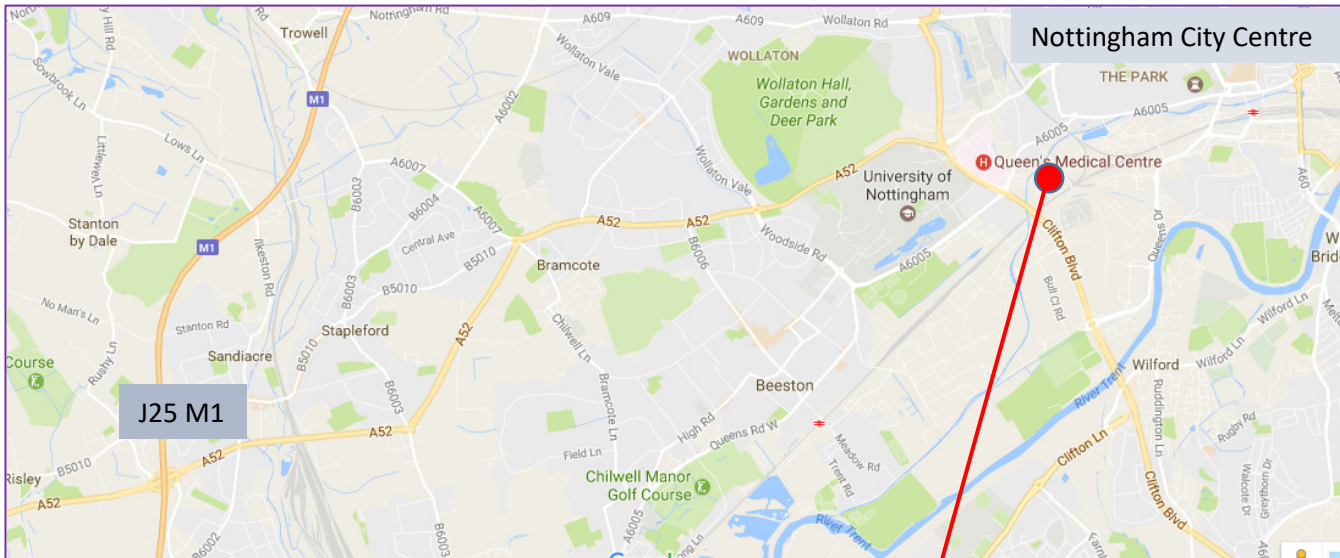
Each party to bear their own legal costs incurred.



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Further Information/viewing arrangements, please contact:

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Additional photography on next page

*Please note all tenant fittings seen in the internal photograph would be removed.

Date of Particulars – March 2021.



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