



## Prime Light Industrial/Distribution Unit

Size 4,990 sq ft (463.58 sq m)

- High quality building on established and popular business park
- 6.2m internal eaves height
- 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
- Mezzanine available by negotiation

# Prime Light Industrial/Distribution Unit

## Size 4,990 sq ft (463.58 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 situated close to the A52 which provides direct access to the M1 at J25 and via the A453 to J24.

Nearby occupiers include Games Workshop, Euro Car Parts and the motor trade cluster including BMW, Audi, Ferrari, Honda, Nissan & Ford.

### Description

The mid-terrace unit is a single bay of steel portal frame construction, with predominantly brick and blockwork elevations. The roof is pitched and made up of an insulated profile system.

The property benefits from the following features:

- Clear working height of 6.2m
- Dedicated forecourt parking
- 1 ground level roller shutter loading door, electrically operated
- Two-storey office and welfare accommodation

### Accommodation

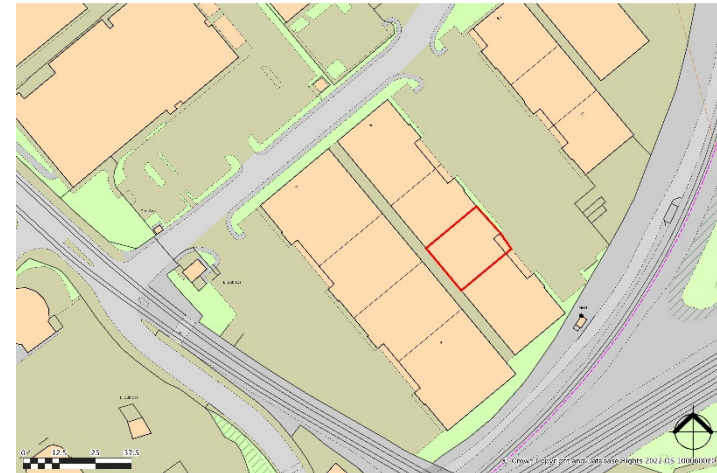
Description	SQ M	SQ FT
Ground floor warehouse	337.42	3,632
Ground floor office/welfare	56.39	607
First floor office/welfare	69.77	751
<b>Total</b>	<b>463.58</b>	<b>4,990</b>
<b>Mezzanine</b>	<b>276.85</b>	<b>2,980</b>

### Rateable Value

The property is assessed as "warehouse & premises" with a 2017 RV of £22,500.

### Service Charge & Insurance

The tenant will pay a fair and reasonable proportion of the estate service charge and property insurance premium.



### EPC Rating

C (67) Expires December 2023

### Terms

The unit is available To Let by way of a new FRI lease upon terms to be agreed. Quoting rent £45,000 per annum exclusive.

### Further Information & Viewings

For further information or to view by appointment only please contact:

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### Date of Particulars

February 2022



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