



High quality brand new industrial/warehouse unit
Size 7,993 sq ft (742.55 sq m)

- 6.50m full internal eaves height
- Forecourt loading with allocated parking
- High profile location with frontage and convenient access to A52.

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Location

The property is positioned with immediate profile onto the A52 between Grantham (East) and Nottingham (West). The location provides simple access to the larger towns of Bingham, Bottesford and Radcliffe-on-Trent as well as many smaller villages within the Vale of Belvoir and heading North towards Newark. Connection to the A1 via the A52 is 9 miles drive East.

Description

The unit is a detached warehouse/workshop building of steel portal frame construction with full external profiled and insulated cladding elevations continued over the roof to a single ridge. The unit features 2 x power assisted level access loading doors, a lighting provision and electrics to a distribution board. Welfare facilities are available on site by way of WC and kitchen with scope for occupiers to expand on these as required. The unit benefits from the following:

- LED Warehouse Lighting
- 6.5m full height internal eaves
- 2 x level access loading doors (w5.86m x h5.41m)
- Concrete surfaced loading apron
- Allocated car parking spaces
- Gated access

Accommodation

Description		SQ M	SQ FT
Ground floor warehouse/workshop		742.55	7,993

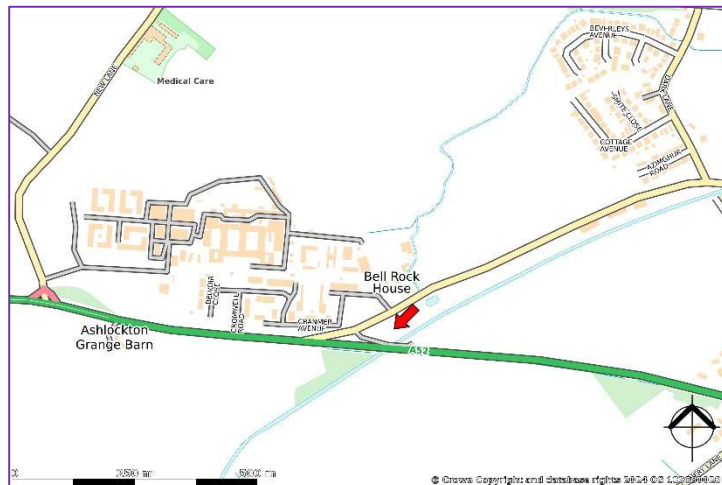
Externally a brick building provides new WC and kitchenette facilities, equally there are external areas available should the occupier wish to add more facilities.

Rateable Value

The property is assessed for business rates purposes, enquiries to be made to Rushcliffe Borough Council.

Terms

The premises are available to let by way of a new FRI lease upon terms to be agreed, minimum lease period of 5 year, at a rent of £60,000 per annum exclusive.



EPC Rating

The property will be assessed for EPC purposes prior to occupation.

Further Information

For further information please contact the sole agents CPP
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Date of Particulars

April 2024



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