



Warehouse Unit on Popular Business Park

6,936 - 7,697 Sq Ft (644.35 - 715.05 Sq M)

- High quality detached commercial unit
- Level access loading and attractive glazed entrance
- Adaptable for a multitude of uses
- Established and popular business park with easy access to A52

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Location

Bottesford is a key centre in the well recognised Vale of Belvoir. Sitting adjacent to the A52 - 15 miles east of Nottingham, 13 miles north of Melton Mowbray, and 7 miles west of Grantham, close to the cross county borders of Leicestershire, Nottinghamshire and Lincolnshire. The A1 is 5.5 miles (12 minutes) drive to the East.

Barbrey Business Park is positioned on the immediate West side of Bottesford and has attracted a cross section of businesses - manufacturing, storage, fulfilment and a popular coffee house.

Description

The unit is a detached, steel portal-framed commercial unit featuring an attractive façade and providing workshop/warehouse accommodation, supported by good-quality ancillary office and welfare facilities, both of which are air-conditioned. The property also includes partitioned areas suitable for use as a studio, showroom, or laboratory.

The elevations are constructed from brick and blockwork, topped at high level by an insulated cladding system that continues to the eaves and over the pitched roof.

The warehouse benefits from good lighting and features level-access loading, alongside an attractive glazed entrance with security shutters.

Internally, the property includes an open mezzanine storage area, along with additional ancillary accommodation at first-floor level covering half of the building's footprint.

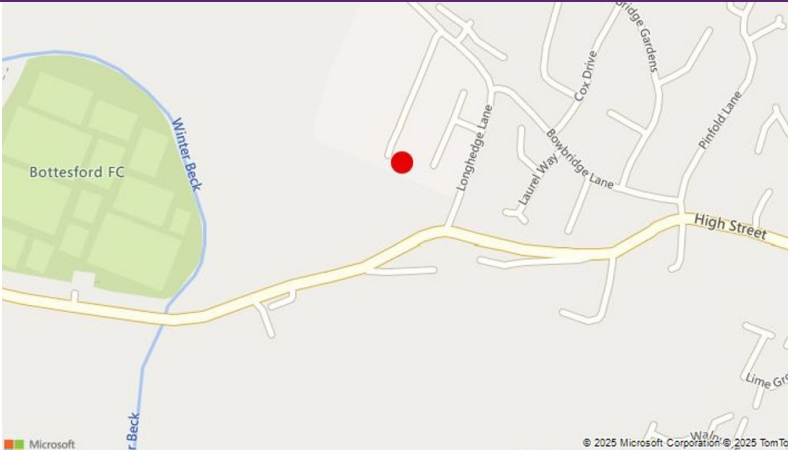
Car parking is available at the front of the property, with both allocated and overspill spaces provided.

Accommodation

DESCRIPTION	SQ FT	SQ M
Workshop/Warehouse	3,162	293.75
Workshop/Showroom/Ancillary	2,693	250.18
1st floor Storage/Ancillary	1,081	100.42
Mezzanine	761	70.7
TOTAL	7,697 SQ FT	715.05 SQ M

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any lessee.

Terms

The property is available To Let by way of a new lease drawn upon FRI terms. Quoting rent £44,000 p.a.x.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP:

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