



## Warehouse/Workshop Unit Upon Popular Established Commercial Estate 8,820 Sq Ft (819.38 Sq M)

- 4.88m Eaves
- High Quality Detached Commercial Unit
- 2 Level Access Loading Doors
- Excellent Transport Links, A52, A1 and A46 nearby

# Warehouse/Workshop Unit Upon Popular Established Commercial Estate

## 8,820 Sq Ft (819.38 Sq M)

### 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 constructed with a steel frame and part blockwork/brick elevations beneath a pitched roof. The ground floor provides a spacious workshop/storage area along with offices, WCs, and a kitchen. Mezzanine floors have been added to create additional office and workshop space.

Key features include:

- Internal eaves of 4.88m
- 2 power assisted level access loading doors.
- External allocated parking
- Three-phase power supply
- Lighting

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	6,783	630.14
Office	605	56.2
Mezzanine Storage	1,432	133.03
<b>TOTAL</b>	<b>8,820 SQ FT</b>	<b>819.38 SQ M</b>

### Terms

The premises are immediately available To Let by way of a new full repairing and insuring lease at an initial rent of £8 per sq.ft.

### VAT

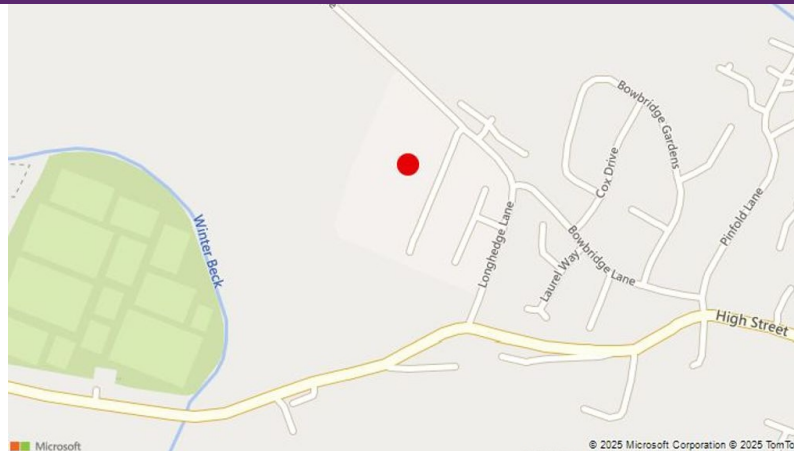
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

On application.

### EPC Rating

The EPC rating for the property is C, 60.



### Anti-Money Laundering (AML)

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

### 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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