



Industrial Unit on Secure Estate 2,100 Sq Ft (195.09 Sq M)

- Available Now
- Level Access Loading
- 5 Minute Drive to the A1

Industrial Unit on Secure Estate

2,100 Sq Ft (195.09 Sq M)

Location

Staunton Industrial Estate is situated in Staunton in the Vale, a village within the Newark and Sherwood district of Nottinghamshire. The estate is strategically located approximately 4.5 miles (7 minutes' drive) from the A52 and 3.2 miles (5 minutes' drive) from the A1 to the north-east.

The site lies approximately 15 miles east of Nottingham, 19.7 miles north of Melton Mowbray, and 12.7 miles west of Grantham. The site is close to the county borders of Nottinghamshire, Leicestershire, and Lincolnshire.

The estate is home to a range of established occupiers, including Midland Feeds Ltd, Pegasus Pumps, and ADL Joinery.

Description

The property is of brick construction beneath a pitched roof. Externally, the unit benefits from a shared yard and allocated parking.

The property includes level access loading, office accommodation, LED lighting, kitchenette and WC facilities. The industrial estate is gated and secure, and benefits from a substantial power supply.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	2,100	195.09
TOTAL	2,100 SQ FT	195.09 SQ M

Terms

The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

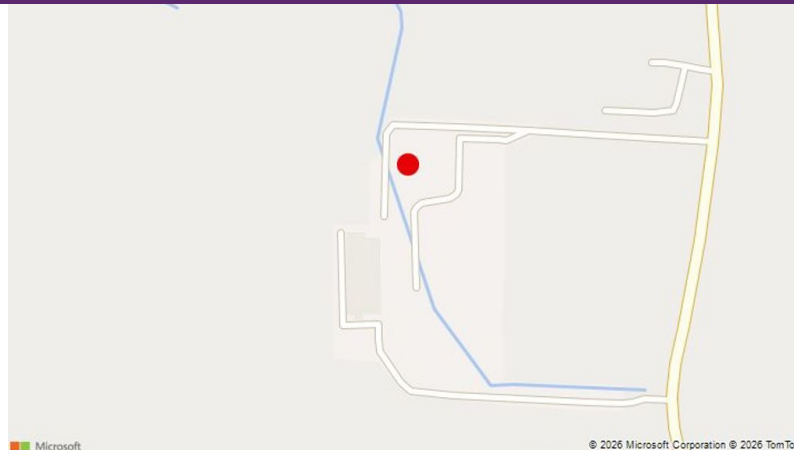
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Available on request.

EPC Rating

The EPC rating for the property is C, 75.



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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