



Cost Effect Industrial Unit on Secure Estate 2,812 Sq Ft (261.23 Sq M)

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

Cost Effect Industrial Unit on Secure Estate

2,812 Sq Ft (261.23 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.

Internally, the warehouse currently incorporates a temporary internal roof structure, providing an eaves height of approximately 3.33m. This can be removed to open up the warehouse, which provides a clear working height of approximately 3.82m, rising to approximately 5.79m at the apex.

The property benefits from level-access loading, office accommodation, lighting throughout, 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	2,531	235.13
Office and Welfare	281	26.1
TOTAL	2,812 SQ FT	261.23 SQ M

Terms

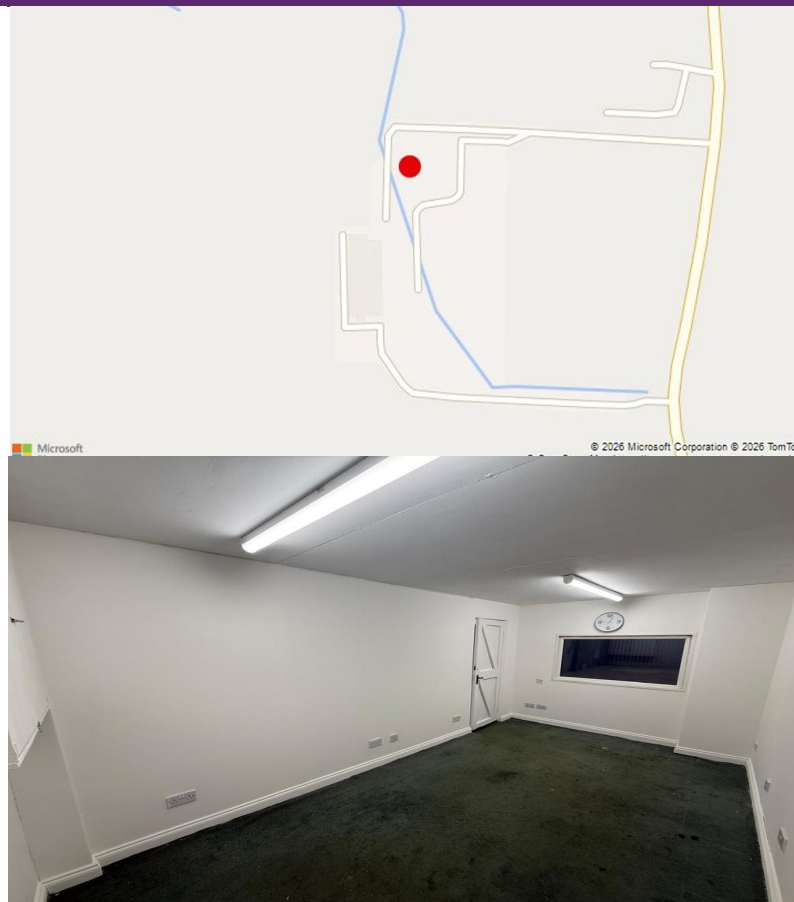
The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £12,000 per annum.

Rateable Value

Available on request.

EPC Rating

The EPC rating for the property is C, 75.



VAT

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

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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