COMMERCIAL PROPERTY PARTNERS

To Let
Church Street
Old Basford
Nottingham
NG6 0GA



Newly Refurbished Small Business Units

432 - 2,021 Sq Ft (40.13 - 187.75 Sq M)

- Available Now
- Electric Roller Shutters
- LED Lighting
- Conveniently located just off the A6514, with easy access to Nottingham City Centre

Newly Refurbished Small Business Units
432 - 2,021 Sq Ft (40.13 - 187.75 Sq M)

Location
The units are situated on Church Street in the established commercial area of Old Basford, approximately 3 miles north-west of Nottingham city centre. The location benefits from convenient access to the A6514 Nottingham Ring Road and the A610 Nuthall Road, which provides a direct route to Junction 26 of the M1, the nearest motorway connection.

Nearby occupiers include Comex 2000, Watts Van Hire and Lindleys Autocentres.

Description
A range of small business units forming part of a newly refurbished, secure and gated estate. The buildings are of brick and block construction and have been re-roofed with new profiled cladding.

Each unit has been painted throughout and benefits from LED lighting, a new electric roller shutter door, its own WC facilities and allocated parking. Individual electricity and water submeters serve each unit.

Accommodation

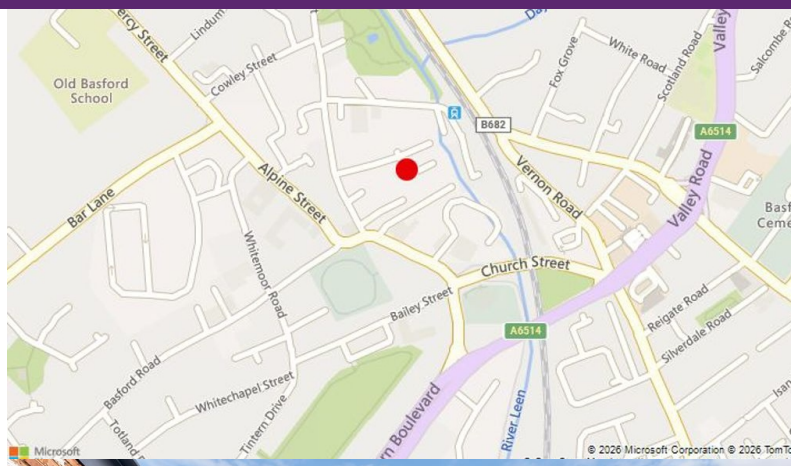
DESCRIPTION	SQ FT	SQ M	PRICE PCM
Unit 2	598	55.55	£650
Unit 4	1,621	150.59	£1,600
Unit 7	2,021	187.75	£1,500
Unit 8	432	40.13	£600
Unit 10	1,800	167.22	£1,500
Unit 12	679	63.08	£700
Unit 13	597	55.46	£800

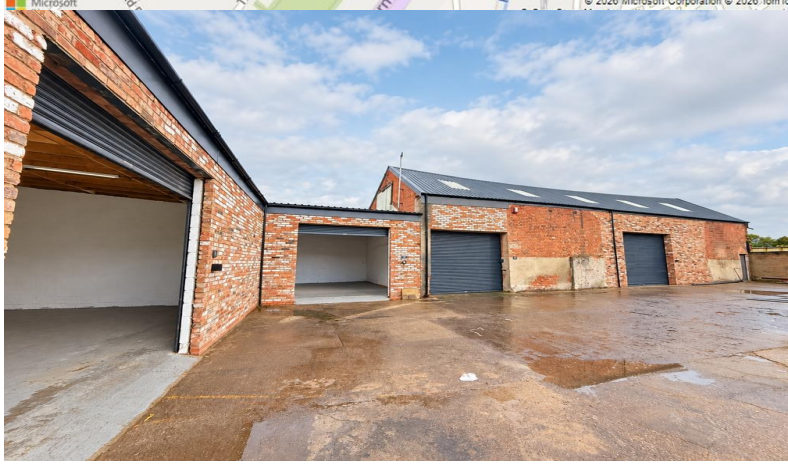
Terms
The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed.

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

Rateable Value
On application.

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 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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