TQC, Hooton Street

NOTTINGHAM, NG3 2NJ

13,518 Sq Ft

(1,255.82 Sq M)

QUOTING TERMS

On Application





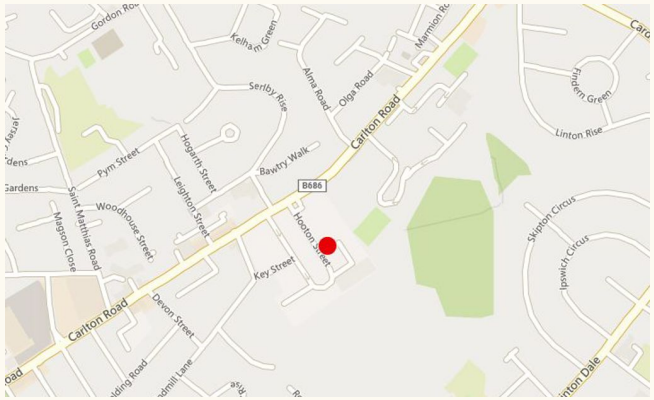




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Nottingham, NG3 2NJ

LOCATION

The property is situated on the Hooton Street Industrial Estate, just off Carlton Road in Nottingham. It benefits from a prime position only 2 miles (approximately a 10-minute drive) from Nottingham City Centre, with excellent access to major routes: 6 miles from Junction 26 of the M1 and 10 miles from Junction 25. The area is well served by connecting roads and public transport links. Nearby occupiers include Atkins Bakery and Barrowcliffes.



DESCRIPTION

The property comprises two buildings, providing a mix of workshops and office space. Building 1 comprises office accommodation with amenity provision on one floor. The offices benefit from carpeting, LED lighting, air source heat pump, amenities provisions and WCs. Below this there are two separate workshop spaces with one offering craneage (2 tonne).

Building 2 provides three adjoining warehouses benefitting from 2 level access loading doors and LED Lighting. Externally, the site benefits from a front yard providing on-site parking and or storage as well as a separate loading provision between both buildings.

Key Features:
- LED lighting throughout
- Air source heating system
- Level access loading
- Workshop Eaves Height - 2.6m-3.1m
- 2 tonne overhead crane
- 3-phase electricity supply
- Welfare and WC facilities

TERMS & INFORMATION

Terms

The unit is available by way of freehold sale on terms to be agreed.

EPC Rating

The EPC rating for the property is B.

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 are required from any purchaser or lessee.

Further Information

cpp.uk

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