Daniels Way

NOTTINGHAM, NG15 7LL

47,397 Sq Ft

(4,403.18 Sq M)

QUOTING TERMS

£234,000
Per Annum







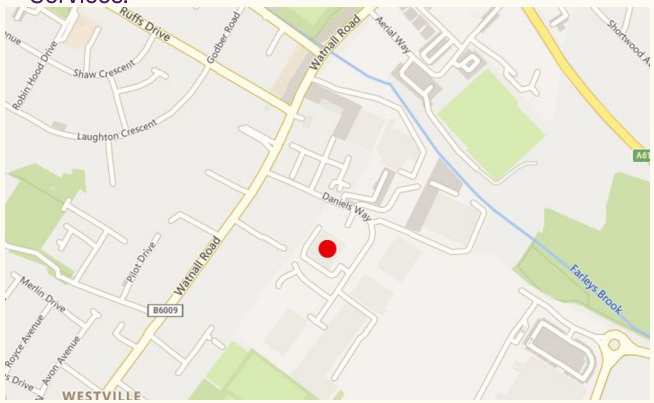


Daniels Way
Nottingham, NG15 7LL

LOCATION

Daniels Way is an established industrial location in Hucknall, situated approximately 1.5 miles south of the town centre and adjacent to Harrier Park. The property benefits from excellent road connectivity, with convenient access to the M1 motorway via Junction 26 (approx. 4.7 miles) and Junction 27 (approx. 5.6 miles), both within an 11-min drive.

The area is a popular commercial destination, home to a range of established occupiers including Briton Fabrications, Covertherm and Direct Sameday Services.



DESCRIPTION

The property comprises a detached two bay industrial unit of steel portal frame construction with brick and blockwork elevations to approx. 2 metres, overclad with insulated profile sheeting beneath a pitched roof incorporating around 10% translucent roof light panels.

The unit is situated on a secure, fenced and gated site extending to approximately 2.9 acres.

Key Features:
- Internal eaves height of 6.2 metres
- Three level access loading doors
- LED warehouse lighting
- Warehouse heating
- Office accommodation
- Staff welfare and amenity facilities

ACCOMMODATION

Area	Sq M	Sq Ft
Unit	4,403.18	47,397

TERMS & INFORMATION

Terms

The premises are available immediately by way of a new full repairing and insuring lease, on terms to be agreed. Leases are available from 3 years upwards, at a competitive rent of £4.95 per sq ft.

EPC Rating

The EPC rating for the property is C, 54.

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

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