The Orchards Business Park, Orston Lane, Bottesford

NOTTINGHAM, NG13 0GY

9,116 Sq Ft

(846.88 Sq M)

QUOTING TERMS

Price on application.







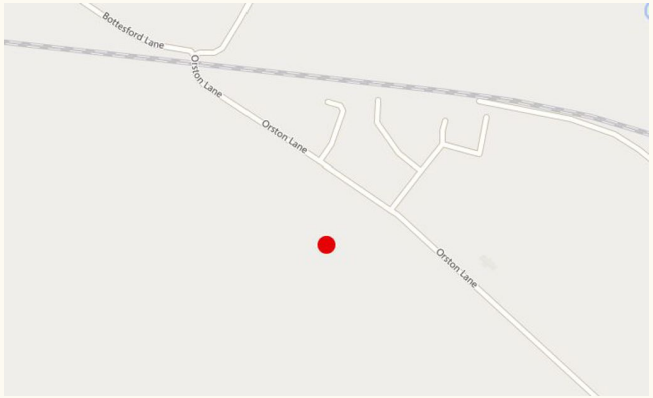


The Orchards Business Park, Orston Lane
Bottesford, Nottingham, NG13 0GY

LOCATION

Orchards Business Park is a new commercial development on the western edge of Bottesford, adjacent to the A52 and approximately 5.5 miles from the A1. Nottingham is 15 miles west and Grantham 7 miles east.

The first unit on the estate sits alongside the established Barbrey Business Park, with nearby amenities including a coffee house, gym and padel centre.



DESCRIPTION

The property comprises a high-quality detached, self-contained industrial building of brick and blockwork construction with insulated profile cladding beneath a pitched roof incorporating approx. 10% translucent roof light panels. The unit sits on a secure site extending to approximately 1.9 acres and benefits from an attractive modern design.

Internally, the accommodation provides warehouse/workshop space together with showroom, office and welfare facilities. The internal layout can be adapted to suit a purchaser's specific requirements.

Property Key Features:
- Internal Eaves Height 7.2m
- Level access loading
- Large secure yard with separate visitor access
- Two storey office and welfare accommodation
- Kitchenette and WC facilities
- Solar panels
- Air source heat pump
- 2x EV car chargers
- Cycle storage

TERMS & INFORMATION

Terms

The property is available to purchase freehold, with additional adjoining land available by separate agreement.

EPC Rating

EPC to be assessed once construction is complete.

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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