8A Nottingham South & Wilford Industrial Est, Ruddington Lane

NOTTINGHAM, NG11 7EP

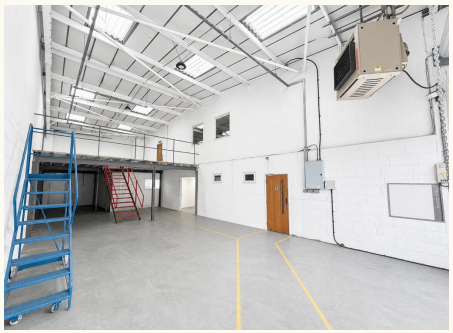
8,462 Sq Ft

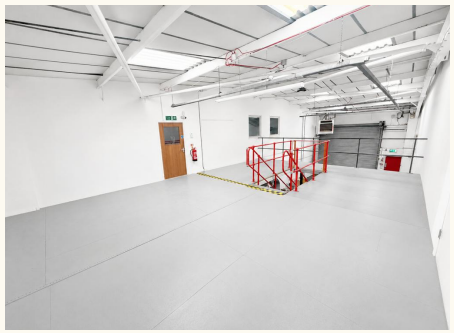
(786.12 Sq M)

QUOTING TERMS

£7.25
Per Sq Ft







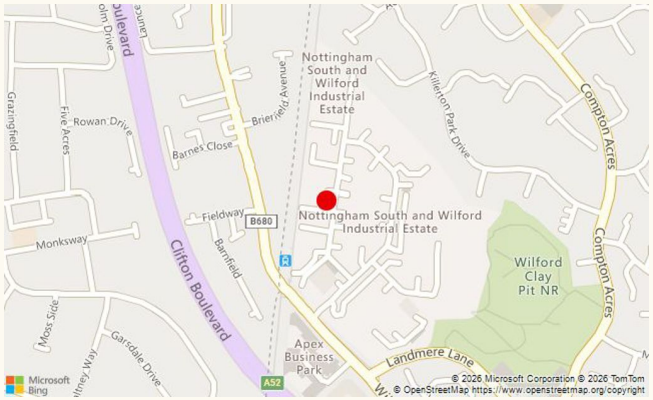


8A Nottingham South & Wilford Industrial Est, Ruddington Lane
Nottingham, NG11 7EP

LOCATION

The property is located on the established Nottingham South and Wilford Industrial Estate, just off Ruddington Lane (B679), approx. 3 miles south of Nottingham city centre. The estate benefits from excellent road links via the A52 and A453, providing access to the wider Nottingham area and Junction 24 of the M1.

Public transport connections are also available with the Clifton Tram Line nearby and Wilford Village and Ruddington Lane tram stops within walking distance.



DESCRIPTION

The property comprises a semi-detached industrial unit of steel portal frame construction, with brick and blockwork elevations which have been overclad, beneath a pitched roof. Internally, the accommodation provides a combination of workshop/storage/office accommodation. Externally, the property bene ts from access to a secure shared yard, with parking to the front of the unit.

The property bene ts from LED lighting, level-access loading, a kitchene e, separate male and female WCs, air conditioning, three-phase electricity, a re alarm system and a mezzanine.

ACCOMMODATION

Area	Sq M	Sq Ft
Unit 8A	786.12	8,462
Total	**786.12**	**8,462**

TERMS & INFORMATION

Terms

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

EPC Rating

The current EPC rating is - C (53).

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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