

# UNIT **5A+5B**

—  
WILFORD INDUSTRIAL  
ESTATE  
—

REFURBISHED TRADE COUNTER  
/ INDUSTRIAL UNITS  
**FROM 6,000 - 12,852 SQ FT**  
(557 - 1194 SQ M)

## TO LET

RUDDINGTON LANE  
WEST BRIDGFORD  
NOTTINGHAM • NG11 7EP



**AVAILABLE IMMEDIATELY**

## Location

The unit is located on the entrance to the long established Nottingham South and Wilford Industrial Estate on the edge of Wilford, 2 miles south of Nottingham City Centre. Access to the estate is via Ruddington Lane or Landmere Lane, which in turn provides easy access to the A52 ring road. The M1 at J25 & 25 is accessed via the A453 and A52. Nearby occupiers on the estate include J C Decaux, Oarsport, Western Automation, Trent Pack and Merida.

## Description

Each unit will be refurbished with the following specification:

- New rear ground level loading door
- Redecoration of offices
- Trade counter entrance
- Roof and elevational cladding
- CAT II lighting
- 5.5m eaves
- 3 Phase Electricity supply
- Minimum of 8 car spaces each unit

## Floor Areas

### Unit 5A

Warehouse	3,620 sq ft	336.31 sq m
Ground Floor Offices	1,380 sq ft	128.20 sq m
First Floor Offices	1,000 sq ft	92.90 sq m
<b>Total</b>	<b>6,000 sq ft</b>	<b>557.42 sq m</b>

### Unit 5B

Warehouse	4,657 sq ft	432.72 sq m
Ground Floor Offices	1,200 sq ft	111.48 sq m
First Floor Offices	995 sq ft	92.43 sq m
<b>Total</b>	<b>5,952 sq ft</b>	<b>552.96 sq m</b>

## Tenure

Available on a new FRI lease for a term of years to be agreed.

## Planning

We understand that the unit has planning permission for B1 & B8 use under the Town and Country planning (use classes) Order 1987. Interested parties are advised to make their own enquiries to Rushcliffe Borough Council.



## Business Rates

The unit is yet to be re rated, interested parties are advised to make their own enquiries of the VOA

## VAT

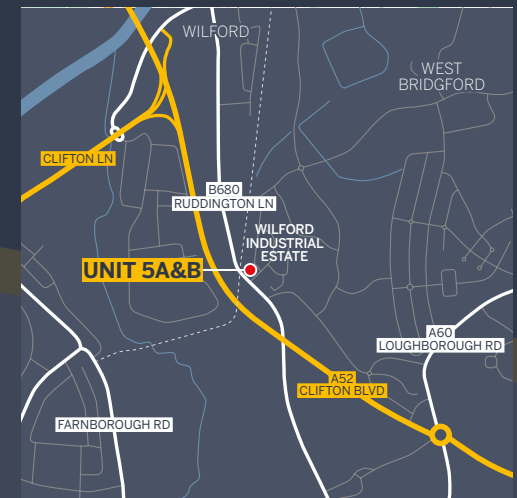
VAT will be charged at the prevailing rate unless otherwise stated.

## Rent

On application from the joint agents.

## EPC

The units have an EPC rating of C-52



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## Viewings

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