

UNIT **5A+5B**

—
WILFORD INDUSTRIAL
ESTATE
—

TO LET

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

RUDDINGTON LANE
WEST BRIDGFORD
NOTTINGHAM • NG11 7EP



AVAILABLE IMMEDIATELY



UNIT 5A+5B

RUDDINGTON LANE, WEST BRIDGFORD, NOTTINGHAM, NG11 7EP



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.



Click [here](#) for Google Maps link

UNIT 5A+5B

Description

Each unit will be refurbished with the following specification:



New rear ground level loading door



Roof & elevational cladding



3 Phase electricity supply



Redecoration of offices



Trade counter entrance



CAT II lighting



5.5m eaves



Minimum of 8 car spaces each unit

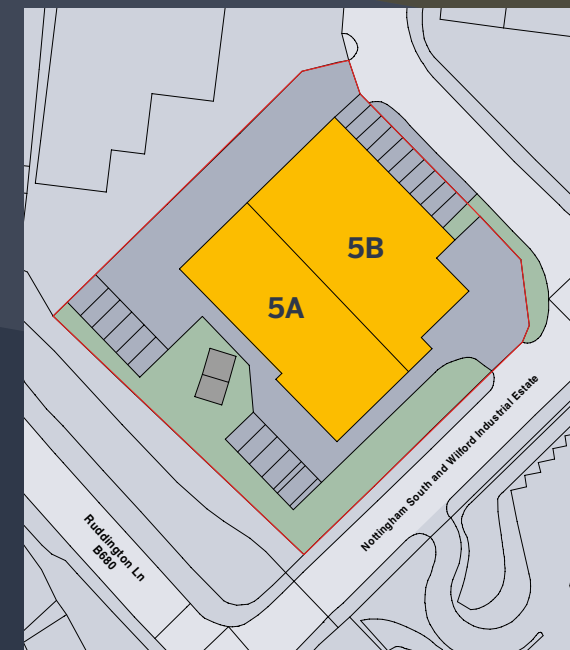


UNIT 5A

Floor Areas

Unit 5A	sq ft	sq m
Warehouse	3,620	336.31
Ground Floor Offices	1,380	128.20
First Floor Offices	1,000	92.90
Total	6,000	557.42

Unit 5B	sq ft	sq m
Warehouse	4,657	432.72
Ground Floor Offices	1,200	111.48
First Floor Offices	995	92.43
Total	6,852	636.63





Viewings

Please contact the joint agents.



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Tenure

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

Business Rates

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

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.

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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