



## Refurbished industrial unit with ancillary office accommodation 4,996 Sq Ft (464.13 Sq M)

- 5m eaves
- Two storey offices, break-out space and WC facilities
- Convenient location to the west of Nottingham City Centre and access to J25, M1

# Refurbished industrial unit with ancillary office accommodation

## 4,996 Sq Ft (464.13 Sq M)

### Description

\*Newly Refurbished Industrial Unit\*

### Location

Evelyn Street Industrial Estate is an established industrial/warehousing location approximately 4.1 miles southwest of Nottingham City Centre.

The A52 provides a direct link to Nottingham's Inner Ring Road and Junction 25 of the M1 which is approximately 6 miles west of the property.

### Description

The property has undergone a full refurbishment and provides the following specification.

- 2 \* level loading roller shutter doors
- Solid load bearing concrete floors
- Clear span warehouse space
- 3 phase power
- LED Lighting to the warehouse
- Translucent roof lights
- Double glazed windows to the front elevation
- WC and kitchen facilities
- Office space to ground and first floor
- External car parking loading areas to side and front

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

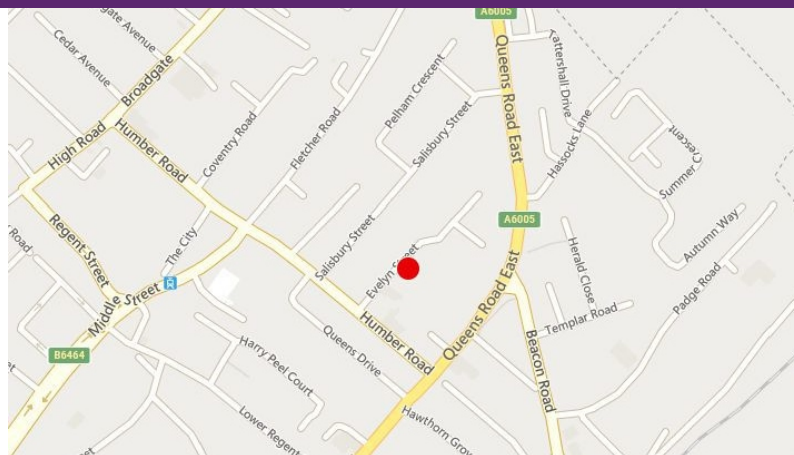
From enquiries of the valuation office we understand the following:

Rateable Value from April 2023: £22,000

(This information is given for guidance purposes only and prospective tenants should make their own enquiries to Broxtowe Borough Council)

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

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April 2023



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