



## Warehouse/Industrial unit with first floor offices

5,780 Sq Ft (536.96 Sq M)

- To undergo full Landlord refurbishment
- 5m eaves
- Offices, break out areas and WC facilities

# Warehouse/Industrial unit with first floor offices

## 5,780 Sq Ft (536.96 Sq M)

### Description

\*To undergo full landlord refurbishment\*

### 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 is to undergo a full landlord refurbishment and provides the following specification.

- 1 \* level loading roller shutter door
- Solid concrete floors
- 3 Phase power
- Gas hot air heaters
- Lighting to the warehouse
- Translucent roof lights
- WC and kitchen facilities
- Office space to ground and first floor
- External car parking and loading areas

### Landlord Works

The landlord is to undertake a refurbishment of the unit. Further information/breakdown of works is available upon request from the agents.

### VAT

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

### Rateable Value

Business Rates

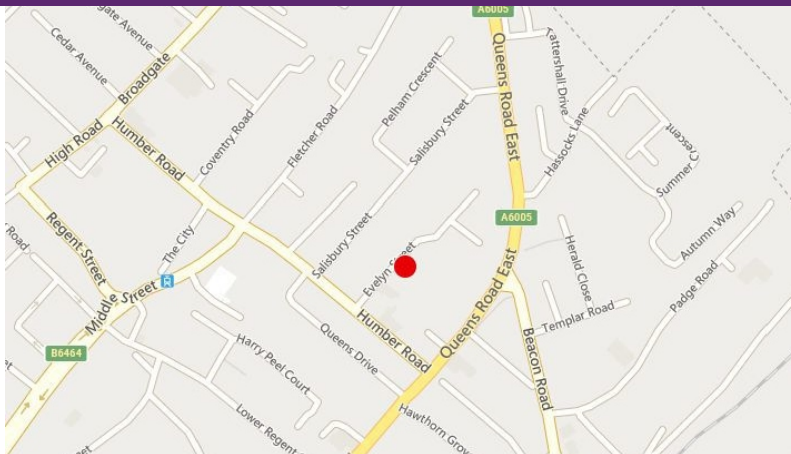
From enquiries of the valuation office we understand the following:

Rateable value from April 2023 - £22,000

(This information is given for guidance purposes only and prospective tenants should make their own enquiries at 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 bare 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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