

# VERMONT HOUSE

—  
WILFORD INDUSTRIAL  
ESTATE  
—

REFURBISHED TRADE COUNTER  
/ INDUSTRIAL UNIT  
**12,852 SQ FT**  
(1,194 SQ M)

TO LET

RUDDINGTON LANE  
WEST BRIDGFORD  
NOTTINGHAM • NG11 7EP



**AVAILABLE IMMEDIATELY**





# VERMONT HOUSE

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



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## Description

The 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



4.5m eaves



Minimum of 16 car spaces



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## Floor Areas

VERMONT HOUSE	sq ft	sq m
Warehouse	8,277	769.03
Ground Floor Offices	2,580	239.68
First Floor Offices	1,995	185.33
<b>Total</b>	<b>12,852</b>	<b>1,194.05</b>





## Viewings

Please contact the joint agents.



### Sam Sutton

07794 081 052

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### Brodie Faint

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bfaint@phillipssutton.co.uk



### Anthony Barrowcliffe

07557 972 008

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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 unit has an EPC rating of C-52.

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