VERMONT HOUSE

WILFORD INDUSTRIAL ESTATE

TT FF

REFURBISHED TRADE COUNTER

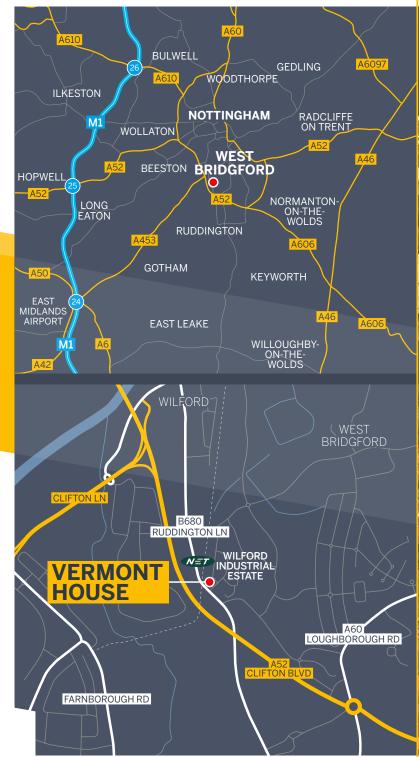
AVAILABLE IMMEDIATELY

/ INDUSTRIAL UNIT

12,852 SQ FT

(1,194 SQ M)

RUDDINGTON LANE WEST BRIDGFORD NOTTINGHAM • NG11 7EP



VERMONT HOUSE



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.



VERMONT HOUSE

Description

The unit will be refurbished with the following specification:





New rear ground level loading door





Roof & elevational

cladding

Redecoration of offices

CAT II lighting

3 Phase electricity supply







4.5m eaves

Minimum of 16 car spaces

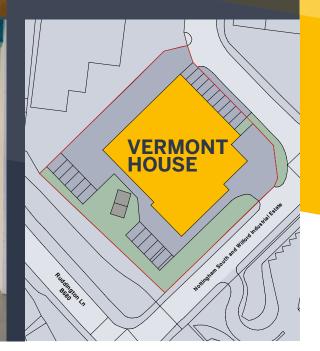






Floor Areas

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
Total	12,852	1,194.05





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.

Viewings

Please contact the joint agents.



Sam Sutton 07794 081 052 ssutton@phillipssutton.co.uk

Brodie Faint 07852 529 977 bfaint@phillipssutton.co.uk



Anthony Barrowcliffe 07557 972 008 anthony@fhp.co.uk

Misrepresentation Act, 1967. Phillips Sutton Associates & Commercial Property Partners for themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy them by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Phillips Sutton Associates & Commercial Property Partners has any authority to make or give any representation of warranty whatever in relation to this property. July 2023.