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Industrial/Warehouse Unit – To Let

**Eastwood,
Unit 1
Meadowbank Way
Nottingham
NG16 3SL**

5,404 sq ft (502.04 sq m)

- Single roller shutter door access
- Internal offices at ground and first floor (first floor offices do not have building regulation approval we believe)
- Dedicated on site car parking





Industrial Unit – To Let

LOCATION

The property is located adjacent to the A610 on the outskirts of Eastwood to the west of Nottingham.

DESCRIPTION

The property comprises a single storey industrial/warehouse building with integrated ground and first floor office accommodation and extensive onsite car parking.

ACCOMMODATION

Ground Floor Stores/Manufacturing Space	5,045 sq ft	(468.69 sq m)
First Floor Office (no building regulation approval exists)	398 sq ft	(35.02 sq m)
Total	5,404 sq ft	(502.04 sq m) excludes first floor offices areas

Please note that every effort has been made to ensure that the above floor areas are accurate. They have been measured in accordance with the RICS Code of Measuring Practice. Fittings may have restricted measurement at the time of inspection and therefore, interested parties should verify these dimensions for themselves.

TENURE

The property is available by a new full repairing and insuring lease for a minimum term of 6 years.

RENT

£37,954 per annum exclusive, plus VAT.

VAT

We are informed by the client that VAT **IS** applicable to the rent.

RATEABLE VALUE

The Rateable Value supplied by the Valuation Office Agency is as follows:

Rateable Value	£25,000
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Interested parties should verify this information with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

At present the property does not have an EPC assessment, although one will be provided prior to the completion of any letting.



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VIEWING

All viewings by prior appointment through this office.

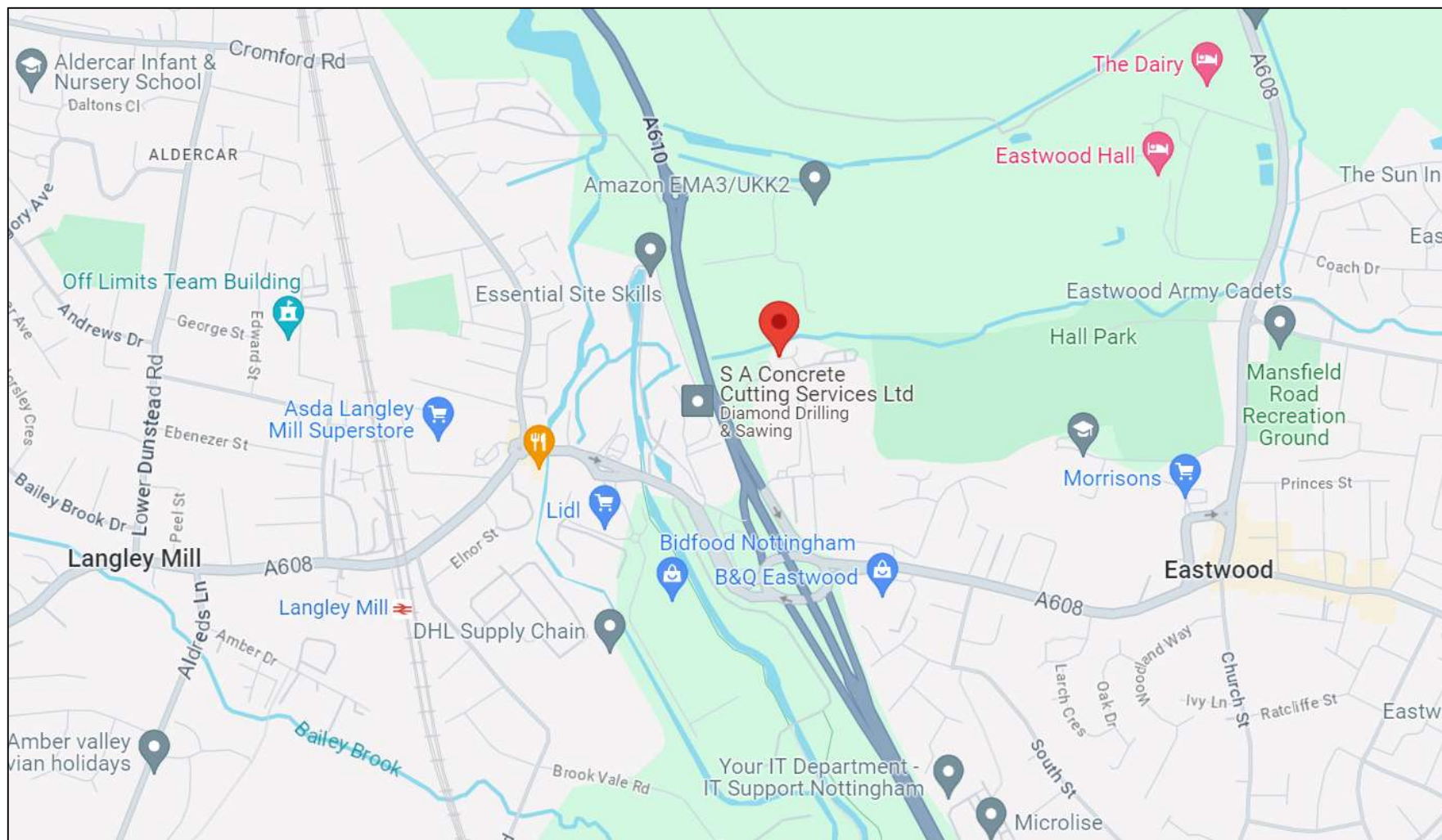
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