Unit A3 | Harrimans Court | Lenton Lane Industrial Estate | Nottingham | NG7 2UR

Well presented industrial/warehouse premises situated on an established industrial estate

458m² (4,930ft²)

Plus mezzanine 203m² (2,185ft²)

- Modern light industrial/ warehouse unit
- Generous incentive package available
- Securely fenced and gated site
- 6.46 metre eaves height
- 3 phase power
- Situated within popular industrial location with excellent access to J24-J26, M1

TO LET

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FHP
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Location

The property is situated within Harrimans Court located just off Alcester Street set within the heart of Lenton Lane Industrial Estate providing direct access links to the A52 Nottingham Ring Road and lies on the western fringe of Nottingham City Centre. The estate is accessed directly from the A52 which provides connection throughout Nottingham and to Junctions 24-26 of the M1. The property benefits from excellent nearby transport links including the NET tram route and bus routes nearby.

Description

Harrimans Court comprises a two terraced development with seven individual self-contained light industrial/ warehouse units.

The unit benefits from the following specification:

- Shared secure yard/forecourt with allocated parking
- WC and kitchen facilities
- 3 Phase power
- Elevations of brick and profile cladding
- 6.46 metre eaves height
- Clear span warehouse space
- 10% roof lights
- Level loading access door
- Small partitioned office to the front elevation

Floor Areas

From measurements taken on site, we understand that the building has a Gross Internal Area (GIA) of:

456m² (4,930ft²)

The property benefits from a mezzanine floor of 203m² (2,185ft²).

(This information is given for guidance purposes)

Business Rates

From enquiries of the Valuation Office website we understand the following:

Rating Authority: **Nottingham City Council**
Rateable Value: **£26,500**

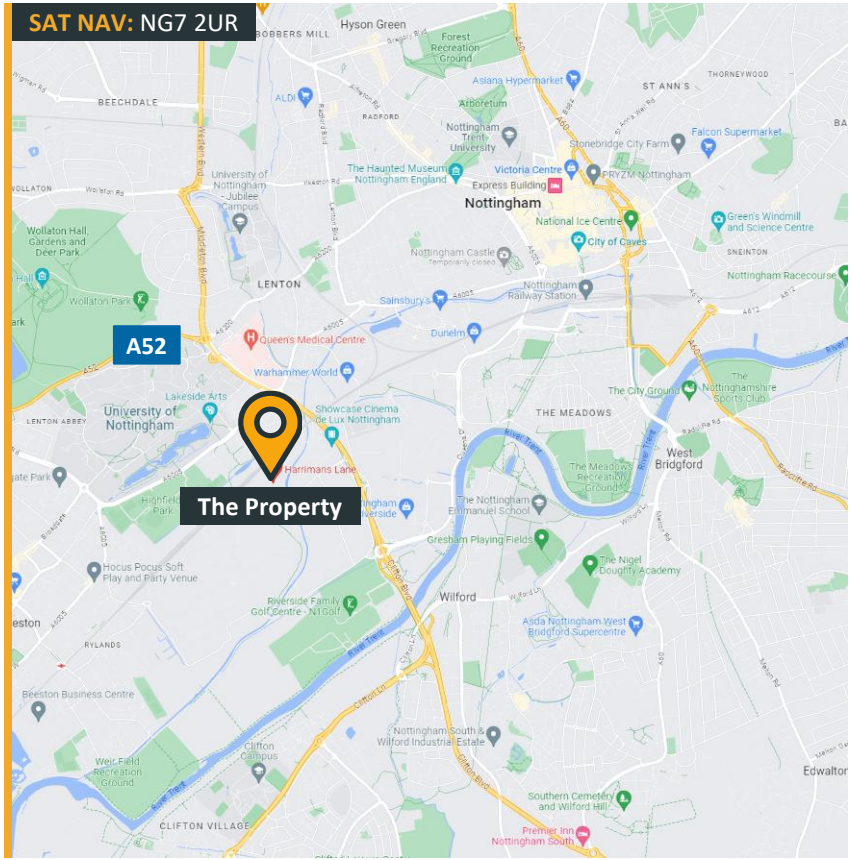
(This information is given for guidance purposes and prospective tenants are advised to undertake their own enquiries)

EPC

The property has an EPC Rating of **C-66** which is valid until 2033.

Service Charge

A nominal service charge will be payable towards upkeep and maintenance of the common areas of the estate.



Lease Terms

The unit is available on a new lease for a term of years to be agreed and we are quoting a rent of:

£44,500 per annum exclusive
(Forty-four thousand five hundred pounds)

VAT

VAT will be payable upon the rent and service charge due at the standard rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please **click here** to read our "Property Misdescriptions Act". E&OE.