

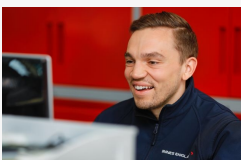


Open Storage Land LOF Business Park, Harby Road Industrial Estate , Harby Road, Langar, Nottingham, Nottinghamshire NG13 9HY

Industrial open storage land

- **C.0.25 acre concrete site outlined in red**
- **Includes a 3,729 sq ft modular unit and is secured by palisade fencing**
- **Suitable for a variety of uses with the option to include an additional 0.23 acre rear hard standing yard outlined in blue**
- **Established industrial location with direct access to the A52**

For enquiries and viewings please contact:



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Location

The property is situated to the South of the town of Langar, off Harby Road, within the established Langar Airfield industrial area. The property has excellent road communications with Harby Road providing direct access to the A52 which in turn provides access to Nottingham, the A1 motorway as well as the wider motorway network. Nearby occupiers include Proctors Transport, The CDA Group, J I T Logistics, Mainline Mouldings and John Deere.

Description

The site comprises of a broadly rectangular configuration, and consists of concrete hardstanding surface throughout. The site includes a semi-permanent modular unit of steel frame construction under a pitched tarpaulin roof with a Gross Internal Area of 3,729 sq ft. The unit is currently located to the front of the site, but is due to be moved to the rear of the site. Internally, the unit provides open-plan storage space and ample lighting throughout, the unit can be removed to provide further open storage space. The site will be secured by palisade fencing.

The yard provides a total area of c.0.25 acres outlined in red on the cover photo. There is an option to take on additional yard space, consisting of a rolled stone surface of c.0.23 acres outlined in blue on the cover photo.

Accommodation

	Hectares	Acres
Yard outlined in blue	0.09	0.23
Yard outlined in red	0.1	0.25
Total	0.19	0.48

Measurements of the modular unit are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition. The yard has been measured using digital mapping software. All parties are to rely on their own measurements.

Planning

We understand the property benefits from planning consent for the following uses:

B8 (Storage & Distribution)
B2 (General Industrial)

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority.)

Tenure

The area outlined in red on the cover photo is available to rent for a term of years to be agreed between both parties. Additional yard space is available outlined in blue on the cover photo.

Business Rates

The property is currently included within a wider assessment, and will need to be reassessed upon occupation. An indicative figure is available from the agents upon request.

Rent

£20,000 per annum for the area outlined in red.

£35,000 per annum for the site outlined in red and blue.

Service Charge

The tenant is responsible for a fair portion of the costs of the upkeep of the estate.

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

Please note the modular unit does not require an EPC.

Viewings

Viewings are by appointment with Innes England or our joint agent:

Heb Chartered Surveyors

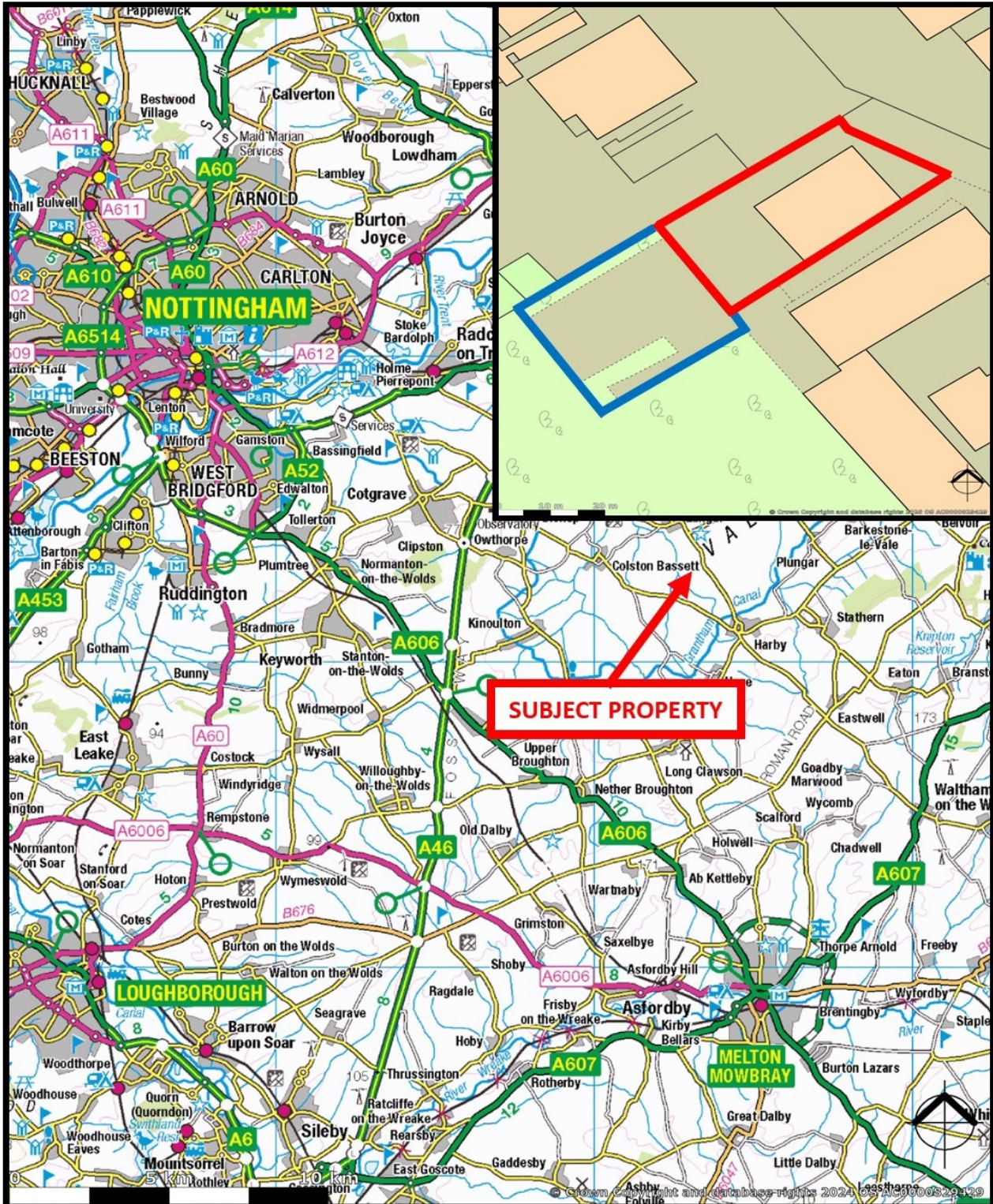
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