



South Elevation

**Unit 5 Aerial Way, Hucknall, Hucknall Business Park, Watnall Road,
Nottingham, Nottinghamshire NG15 6DW**

Design & Build Opportunity

- ▶ **Design and build opportunity**
- ▶ **From 10,430 - 20,864 sq ft (969 - 1,938 sq m)**
- ▶ **Prominent location fronting Hucknall By Pass**
- ▶ **Detailed planning obtained - last available unit**

For enquiries and viewings please contact:



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Location

The site is located to the west of Hucknall Town Centre and 9 miles north of Nottingham City Centre. Junction 26 of the M1 is within 7 miles of the site and Junction 27 within 6 miles. The business park is situated in a prominent location adjacent to Hucknall By Pass in an established industrial location.

Description

The property will comprise a detached portal frame industrial unit incorporating single storey offices and ancillary facilities. The offices will be fitted out to include carpeting / gas fired central heating / Category 2 light fittings and suspended ceilings. A site plan is attached. Full plans and specification can be provided to interested parties. Detailed planning has been obtained and the unit is available within a 6 month construction period.

Accommodation

	Sq M	Sq Ft
Total	1,858	20,000

Units available up to 20,000 sq ft to be built on a design and build basis.

Services

All main services are available to include 3 phase electric and gas. The principal estate road and services will be adopted by the Local Authority on completion. In addition, security and fire alarms are to be fitted.

Planning

The scheme has consent for light industrial (B1) and warehousing (B8) use.

Tenure

Price on application. The property is available on a new full repairing and insuring lease for a term to be agreed.

Business Rates

We have been advised by Nottingham City The premises will be assessed upon completion. Further details available from the agents.

Rent

Rent on application.

Service Charge

A nominal service charge will be levied to cover landscaping and other common costs. Further details available from the agents.

VAT

All sums quoted exclusive of VAT if applicable.

Viewings

By appointment with the agents.

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