

TO LET

Workshop / Storage Unit

Workshop B, Common Lane, Watnall, Nottingham, NG16 1HA



- Workshop/storage unit close to Junction 26 of the M1.
- Total Gross Internal Area **352.9 sq.m. / 3,797 sq.ft.**
- Open span accommodation with office and WC facilities.
- Forecourt car parking and loading to roller shutter doors.
- Available immediately on new lease terms.

RENT: £20,000 P.A.X.

**01332
200232**

Location

Watnall is a village in the administrative borough of Broxtowe in Nottinghamshire in the M1 corridor. Nearby commercial centres include Nottingham some 6.5 miles south east.

Road communications are excellent, the village has a quick connection to the A610 trunk road which provides a connection to the M1 Motorway at Junction 26 approximately 1 mile away.

The Subject property is located approximately 0.2 miles from the Hovis Bakery on the east side of Main Road. The property is accessed off Main Road and is situated to the rear of Watnall Hand Car Wash.

Description

The property comprises a steel portal framed industrial unit of brick elevations beneath a pitched asbestos cement roof.

Internally the unit provides an open span warehouse with concrete floors, high bay lighting, Perspex roof lights, two no. loading doors (3.0 m x 4.0m), glazed windows and 4.0 metre eaves. There is an integral works office with laminate floors, painted plaster walls and LED lighting to the front of the unit. There is a WC block/kitchenette to the rear of the unit.

Externally the unit benefits from forecourt parking and yard. The property is accessed off Main Road, there is an access road to the right hand of the car wash that leads to the unit.

Accommodation

We have measured the unit according to the basis of Gross Internal Area (GIA) and report the following (approximate) floor areas:

Description	sq mtrs	sq ft
Workshop	340.3	3,662
Toilets	6.3	68
Kitchen	6.2	67
Total GIA:	352.9	3,797

The workshop is 18.7 metres wide by 18.20 metres deep.

Services

Three-phase electricity, water and drainage are connected to the property.

Rates

The property has a rateable value of £14,750 in the 2023 rating list.

Rental

£20,000 per annum exclusive of rates and other outgoings.

VAT

We are advised that VAT is not applicable.

Deposit

A rent deposit may be required.

Planning

The property has permission for car storage for internet car sales with ancillary offices and car display area (sui generis) or general industrial / storage use. Interested parties should make their own enquiries with Broxtowe Borough Council for their intended use.

Lease Terms

The property is available to let on new full repairing and insuring lease terms for a negotiable period of years subject to rent reviews where appropriate.

Insurance

The landlord will insure the premises and re-charge the premium to the tenant annually.

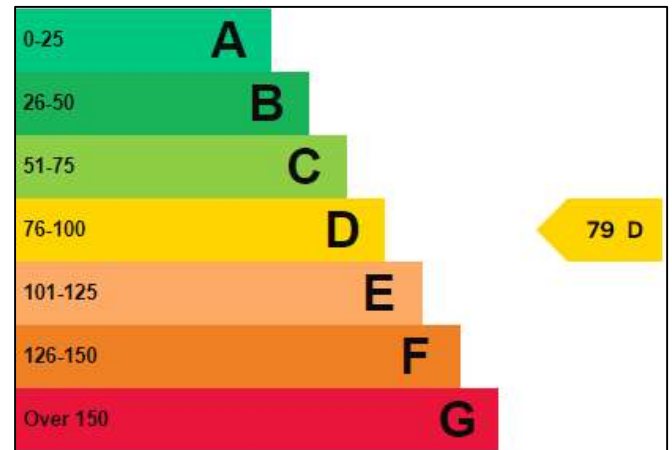
Legal Costs

Each party is to be responsible for their own legal charges in the transaction.

Timings

The unit is available immediately.

EPC



Viewing

Viewing is strictly via appointment with Sole Agents:

David Brown Commercial

Tel:

01332 200232

Email:

enquiries@davidbrownproperty.com



IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

(i) This marketing brochure has been prepared as a general outline only, for the guidance of prospective purchasers or lessees and not part of it constitutes a term of contract or a statement of representation upon which any reliance can be placed. (ii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises whether by inspection, independent advice or otherwise. (iii) Neither David Brown Commercial as a firm, nor any of its employees or agents have any authority to make or give any representation or warranty as to the premises whether in this brochure or otherwise. (iv) The property is offered subject to contract and subject to it still being available at the time of enquiry. No responsibility can be accepted for any loss or expenses incurred in viewing. (v) Details of mains services/connections have been based upon information supplied by the vendors/lessors. Interested parties must satisfy themselves in this regard by contacting the relevant service providers. No tests have been carried out on any of the service installations and no comment is made about their condition or serviceability. (vi) All prices, rents, service charges etc. are quoted exclusive of VAT unless stated to the contrary. (vii) All measurements, areas and distances are approximate. (viii) Wide-angle lenses are occasionally used for property photographs.

David Brown Commercial, Third Floor, 35/36 Iron Gate, Derby DE1 3GA

Tel: 01332 200232

Fax: 01332 200231

Web: davidbrownproperty.com



Surveyors • Agents • Valuers