



Unit 31 Nottingham South & Wilford IE, Ruddington Lane, Nottingham, NG11 7EP

DESCRIPTION

The property is an end terraced warehouse unit of brick and block construction with internal two-storey office accommodation, benefiting from a sliding concertina loading door, solid concrete floor and eaves of approximately 5.75m. There is also the added security of electric roller shutters over the ground floor windows and doors.

Internally the warehouse benefits from a gas blower heater, translucent roof lights and hanging LED lighting.

The offices benefit from suspended ceiling with inset LED Cat II lighting, UPVC trunking and also heating and cooling air conditioning.

Externally there is a dedicated surface loading yard and ample car parking.

ACCOMMODATION

| | | |
|------------------|--------------------|----------------------|
| Warehouse | 449.96 sq m | 4,843 sq ft |
| Office | 50.75 sq m | 546 sq ft |
| Total GIA | 500.71 sq m | (5,390 sq ft) |

RENT

£42,850 (forty two thousand eight hundred and fifty pounds)
per annum exclusive.

VAT

VAT will be charged on the rent.



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SERVICE CHARGE

There is an estate service charge applicable — details available on request.

BUSINESS RATES

Local Authority: Rushcliffe
Period: 2024/2025
Rateable Value: £31,250

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.



TENURE

The property is available by way of a new lease on terms to be agreed.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 110 within Band E. The EPC is valid until 20 August 2029.

PLANNING

We understand the premises have authorised planning consent under Class B1 / B8 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.



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LOCATION

The property is situated on an established industrial estate fronting Wilford Lane in West Bridgford.

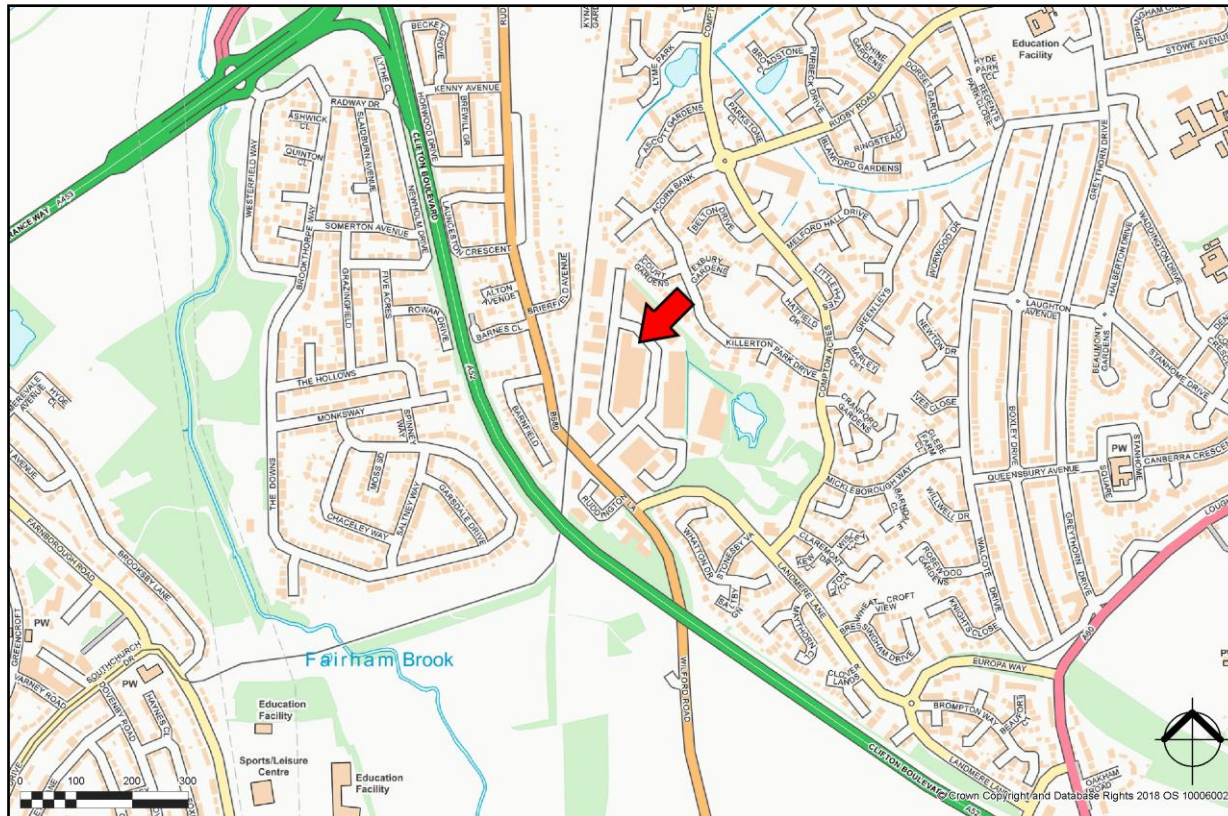
The estate is located off the A52 trunk road approximately 3 miles from Nottingham City Centre. The unit has good access to the M1 motorway via the A453 trunk road which joins Junction 24.

The NET tram extension which links Clifton Park and Ride with Nottingham Train Station is also within walking distance.



what3words:

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations