
Unit 32, Nottingham South and Wilford Industrial Estate
Ruddington Lane | Wilford | Nottingham | NG11 7EP

**Good quality light industrial premises with
yard and parking on an established
industrial estate**

215m² (2,315ft²)



- Established location
- Excellent quality internal fit out
- Rare unit south of the river
- Just off the A52
- Located next to Phase 2 of the NET Tram



To Let



Location

The property is located on the popular Nottingham South & Wilford Industrial Estate just off Ruddington Lane to the south of Nottingham City Centre.

The location has excellent transport links to the A52 Ring Road and is well positioned for the tram.

The Property

The property offers a modern steel portal frame light industrial/warehousing unit forming part of a terrace of similar units. The property has its own front yard area and car parking.

Internally the property is well fitted throughout with office area and warehousing.

The property has the following specification:

- Concertina loading door - 4.33m high x 4.4m wide
- WC and kitchenette facilities
- Gas fired central heating
- 5 metre eaves height
- 3 Phase electric



Service Charge

A service charge will be levied to cover maintenance of parts of the industrial estate used in common. A guide is available from the agents upon request.

Business Rates

Rateable Value:	£9,000
Rates Payable 2015/17:	£4,356

(This information is given for guidance purposes only please contact Rushcliffe Borough Council on 0115 9819911 for confirmation)

Accommodation

From measurements taken on site, we calculate the property has the following gross internal area:

215m² (2,315ft²)

(This information is given for guidance purposes only)

Quoting Rent

The property is available on new lease terms at a rent of:

£18,000 per annum exclusive

EPC

The property has an EPC Rating of E – 121.

VAT

We are awaiting confirmation as to whether VAT is applicable on the rent.



For further information or to arrange to view please contact:

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