

# BUSINESS SPACE OPPORTUNITY

Unit G1 Cowlairst, Southglade Business Park, Bulwell, Nottingham NG5 9RA



## RENT!

### £15,000 PER ANNUM



## WELL PRESENTED HYBRID INDUSTRIAL UNIT & OFFICE ACCOMMODATION ON ESTABLISHED ESTATE

- 185.51 sq m (1,997 sq ft) with front car parking and loading
- High office content which could be removed to create a more open plan ground floor

### Location:

The premises are located approximately 2 miles north of Nottingham city centre with convenient access to Hucknall Road (A611).

Hucknall Road has direct links to Nottingham city centre and Hucknall town centre is approximately 2.5 miles to the west.

### Description:

The property is an end of terrace hybrid industrial and office unit, with front loading and car parking.

The building is currently split to provide ground floor storage / production space with first floor office accommodation.

There is a full cover mezzanine fitted as offices of which part can be removed to lower the office content to provide full height storage internally. The office accommodation has been specified to a good standard with two meeting rooms and a main open plan office configuration.

### Accommodation:

The property is currently configured as follows:-

Ground Floor:	92.79 sq m	( 999 sq ft)
First Floor Offices:	92.72 sq m	( 998 sq ft)
<b>TOTAL:</b>	<b>185.51 sq m</b>	<b>(1,997 sq ft)</b>

However, it is feasible to provide the following:-

Ground Floor:	92.79 sq m	( 999 sq ft)
First Floor Offices:	44.67 sq m	( 481 sq ft)
<b>TOTAL:</b>	<b>137.46 sq m</b>	<b>(1,480 sq ft)</b>

### Rent:

The property is available to rent at a level of:-

**£15,000 Per Annum**

### Planning:

B1 (Business) use.

### Rates:

Rateable Value	£5,600
Rates Payable 18/19	£2,688

Full business rates relief will be available to suitable occupiers.

### VAT:

Vat is applicable to the rent.

### EPC:

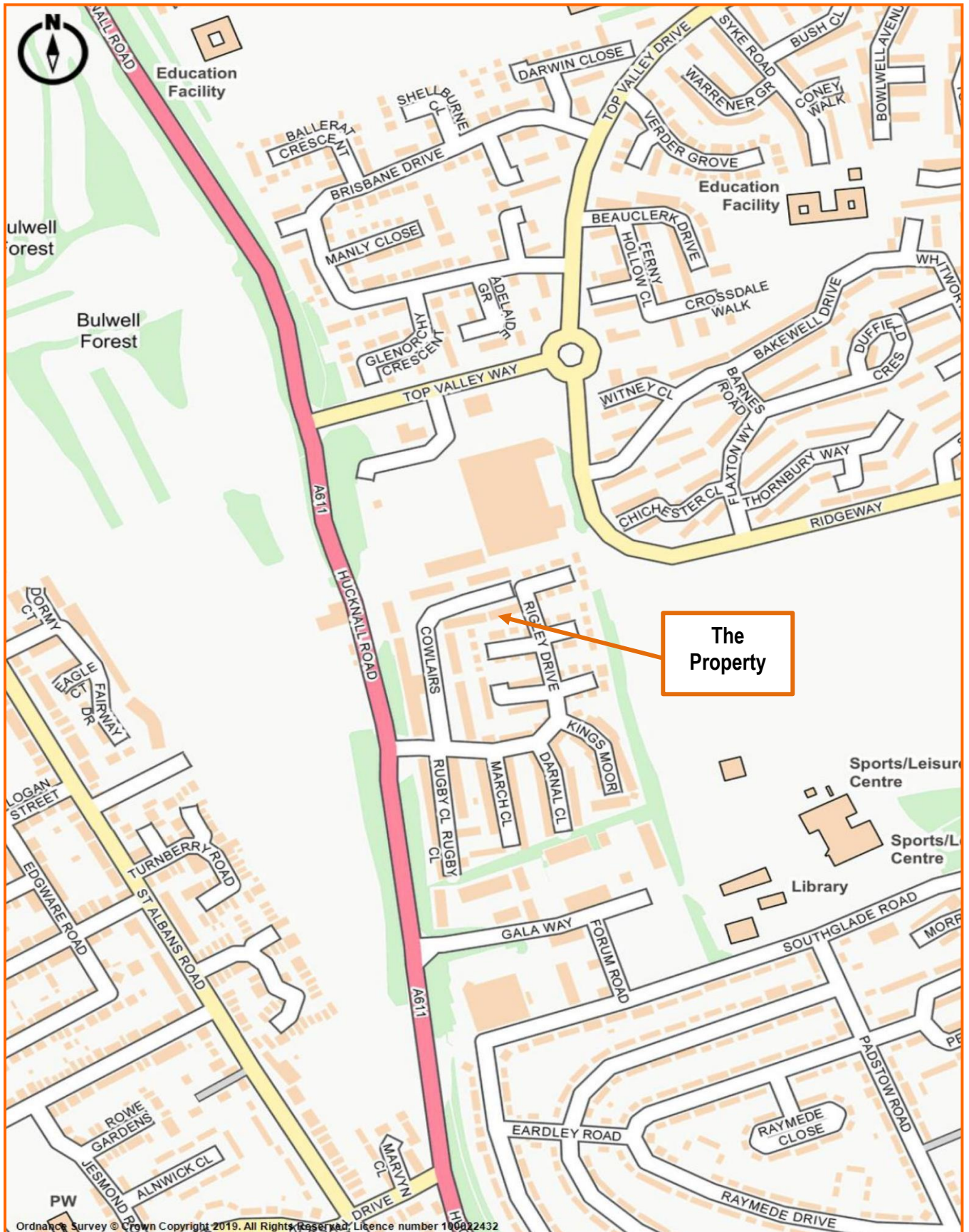
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**Interested? Contact Will Torr 0115 979 3491 [wtorr@heb.co.uk](mailto:wtorr@heb.co.uk)**

**0115 950 6611**

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD





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