

# TO LET



Deals Winner  
2010 & 2011

Trade Counter / Industrial Unit

Unit 6 Swinstead Close, Bilborough, Nottingham NG8 3JG



- End of terrace industrial unit on a self-contained site with trade counter potential.
- Gross Internal Area 576.6 m<sup>2</sup> / 6,205 sq.ft. incorporating a good quality mezzanine floor of 120.7 m<sup>2</sup> / 1,299 sq.ft.
- Provides a maximum eaves height of 4.75 m with good quality office accommodation provided at first floor level.
- Significant self-contained yard area providing parking for over 15 vehicles and excellent external storage space.
- Popular industrial location, excellent access to Nottingham's Outer Ring Road and National Motorway Network.

## RENT: £22,500 P.A.X.

MAB/NM/N0123/0024/04-01/11/21/60

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## Location

The premises are located in a prominent position on the popular Swinstead Close Industrial Estate in the mixed use suburb of Bilborough, approximately 2.5 miles to the west of Nottingham City Centre. The premises have excellent access to Nottingham's Outer Ring Road (A6514 Western Boulevard) which in turn provides convenient access to both J25/J26 of the M1 Motorway and thereafter the National Motorway Network.



## Description

The premises comprise an end of terrace concrete framed industrial unit providing a maximum eaves height of 4.57 m.

Internally, the premises provide ground floor open span workshop/storage space benefiting from a concrete floor, fluorescent lighting and 3-phase electrics.

The workshop space is complemented by a fully load bearing steel mezzanine floor which runs along the rear elevation of the property and provides an additional area of approximately 120.7 m<sup>2</sup> / 1,299 sq.ft. suitable for storage and production space.

The workshop space is accessed via a roller shutter loading bay measuring 4.2 m wide x 4.53 m high.

A small lobby reception area at the front of the premises provides a staircase to the first floor office accommodation which benefits from

carpeted floors, wall mounted IT trunking and fluorescent lighting units. Staff facilities are located on the ground floor being accessed through the workshop facility.

Externally the premises are located on an end of terrace location with a significant tarmac surfaced yard which runs from the front of the premises around the eastern elevation to the rear and is fully secured with steel palisade fencing.

## Accommodation

The premises comprise:

GF Workshop:	368.9 m <sup>2</sup>	/	3,969 ft <sup>2</sup>
FF Offices:	87 m <sup>2</sup>	/	937 ft <sup>2</sup>
FF Mezzanine:	120.7 m <sup>2</sup>	/	1,299 ft <sup>2</sup>
<b>Total GIA</b>	<b>576.6m<sup>2</sup></b>	<b>/</b>	<b>6,205 ft<sup>2</sup></b>

## Business Rates

We are advised that the premises have a Rateable Value of £16,250. Interested parties are advised to confirm the current Rates Payable with the Local Billing Authority – Nottingham City Council.

## Services

It is understood that all mains services are connected to the premises including mains drainage, water, electricity and gas.

## Planning

We understand that the premises have planning permission for B1 Light Industrial / B8 Storage and Distribution. It is also considered that the premises may be suitable for trade counter style uses which fall under a sui generis use category. Interested parties are advised to contact their Local Planning Authority to discuss their proposed use of the property.

## VAT

VAT is applicable at the prevailing rate.

## Tenure

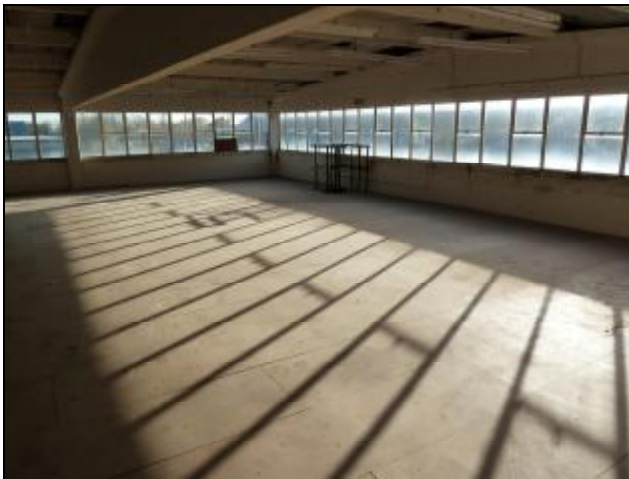
The premises are available to let by way of a new full repairing and insuring lease for a period of years to incorporate 3 or 5 yearly rent reviews where appropriate.

## Rental

The premises are available to rent at a commencing annual rental of £22,500 p.a.x. Rental incentives may be considered appropriate depending upon the strength of the covenant provided by the proposed Tenant and the prevailing lease terms.

## Legal Costs

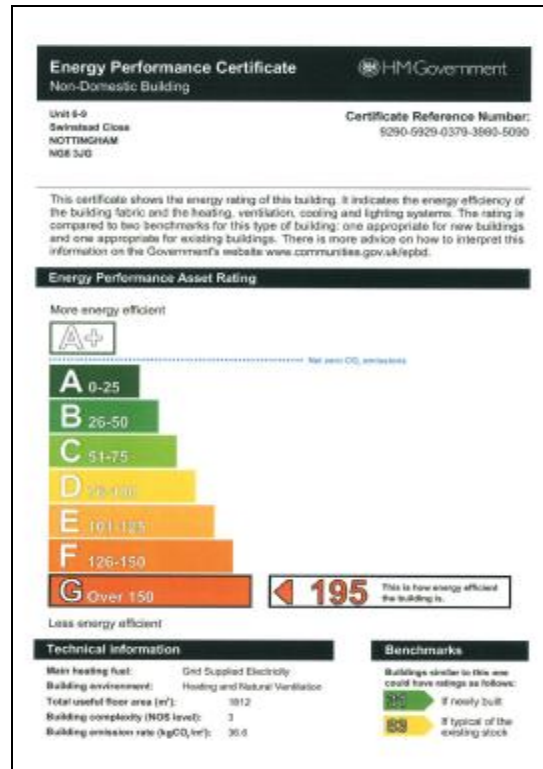
Each party are to bear their own legal costs in respect of a transaction resulting from the marketing of these premises.



## EPC

In accordance with statutory requirements please find enclosed the Energy Performance Certificate in relation to the property.

Should you have any queries in relation to the contents, please do not hesitate to contact the marketing agent.



## Further Information / Viewing

To discuss this opportunity further or to arrange a viewing please contact sole marketing agents, Salloway.

Marc Ballard

Tel: 0115 947 3377

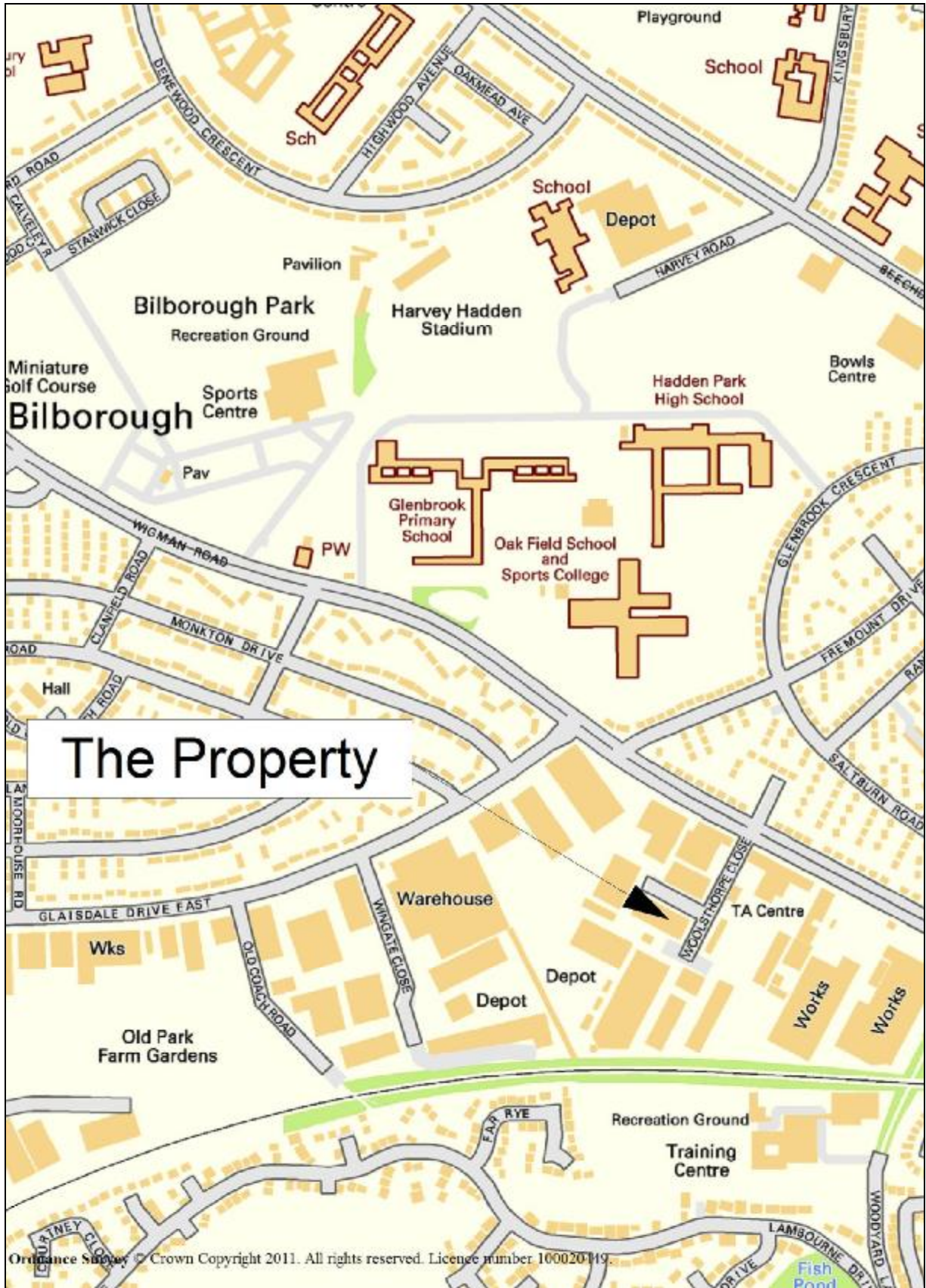
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## IMPORTANT NOTES - To be read by all interested parties

(i) This marketing brochure has been prepared as a general outline only, for the guidance of prospective purchasers or lessee and no 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 by inspection, independent advice or otherwise. (iii) Neither Salloway Property Consultants 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 angles lenses are occasionally used for property photographs.

We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.

  
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