



**TO LET**

**Light Industrial Warehouse with Offices**

**Unit 6, Eldon Road Trading Estate, Attenborough,  
Nottingham, NG9 6DZ**

**504 sq m** (5,424 sq ft)



- **Strategically located industrial estate**
- **Close proximity to J25 M1 Motorway**
- **Adjacent to Chilwell Retail Park**
- **5m eaves height**



# Unit 6, Eldon Road Trading Estate, Attenborough, Nottingham, NG9 6DZ



## LOCATION

The premises are located on the Eldon Road Trading Estate, adjacent to the A6005 Nottingham Road, the principal route between Nottingham & Derby. It affords convenience situated 3 miles from the M1 Motorway and Junction 25. Nottingham Road also benefits from a superb public transport system at the entrance of the trading Estate. The Industrial Estate is within close proximity to Tesco Superstore and local amenities are a short walk away located in the Chilwell Retail Park and include a McDonalds, M&S Food Hall and Costa Coffee.

## DESCRIPTION

The premises comprise a terraced warehouse/light industrial unit constructed of solid brick elevations with metal cladding and first floor offices. The unit has a full height roller shutter door leading directly into the main warehouse that has a 5.0m eaves height providing manufacturing/storage space. The warehouse also benefits from translucent roof panels as a natural source of light. To the front of the property there is a well-proportioned forecourt providing loading and parking areas.

## ACCOMMODATION

The property has the following **approximate** gross internal area, measured in accordance with the RICS Code of Measuring Practice:-

Accommodation	sq m	sq ft
Warehouse	462	4,972
First floor offices	42	452
<b>Total</b>	<b>504</b>	<b>5,424</b>



## SERVICES

All mains services, including a three-phase electrical supply, are evident within the property, but we can provide no warranty with regard to their capacity, connectivity or operation.

## EPC

A copy of the EPC is available upon request from the marketing agents.

## TOWN & COUNTRY PLANNING

The premises have most recently been used for B8 warehousing but are equally suitable for use as a light industrial unit within Class B1. Interested parties are advised to make their own specific enquiries of Broxtowe Borough Council's Planning Department on 0115 917 7777.

## BUSINESS RATES

Charging Authority:	Broxtowe Borough Council
Description:	Warehouse & premises
Rateable Value:	£16,250
Period:	2020/21

## RENT

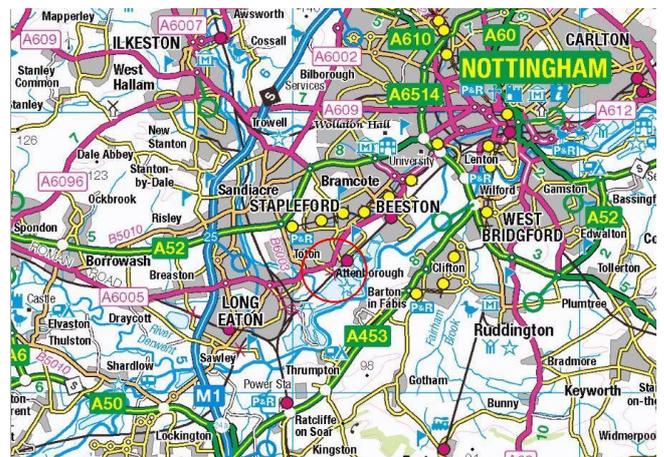
£33,900 per annum.

## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

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



## SUBJECT TO CONTRACT

Viewing by prior appointment only

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that the photograph or photographs included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.