



## RURAL OFFICE SUITE & STORE/INDUSTRIAL UNIT

Lodge Farm, Longhedge Lane, Alverton, Nottinghamshire, NG13 9PL

- First Floor Office Suite in converted former Barn in addition to separate Store/Industrial Unit in a rural location, but within easy access of both Grantham and Nottingham.
- Office Suite NIA approx. 83 sq m (889 sq ft). Store/Industrial Unit GIA approx. 81 sq m (873 sq ft).
- Premises situated in close proximity to the A52 between Grantham and Nottingham and forming part of an established Office & Store/Industrial Unit complex.
- Premises fitted out to a good specification throughout and available as a single entity.
- New effective full repairing and insuring lease available for a minimum term of 3 years.

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**BROWN & CO**

Property and Business Consultants

**TO LET: £15,000 P.A.X. LEASEHOLD | 1,762 FT<sup>2</sup> (164 M<sup>2</sup>)**

## LOCATION

The properties are situated in a relatively rural location on the outskirts of the Villages of Orston and Alverton.

Proceeding out of Grantham on the A52 towards Nottingham, at Elton turn right signposted towards Orston and Alverton and follow the road for approximately 2.5 miles where Lodge Farm can be found on the right hand side on a sharp bend between the Villages of Orston and Alverton and in front of an established Solar Farm in our client's ownership. Both Grantham and Nottingham are situated approximately 12 miles from this location.

## DESCRIPTION

The First Floor Office Suite is self-contained and comprises the entirety of the First Floor of a converted former Barn which has been finished to a high standard by our landlord client in recent years. The specification of this space includes LED lighting, electric heating and wall mounted electric air conditioning units together with designated WC and Kitchen facilities. Allocated car parking is provided within an enclosed and gated car park to the frontage which is accessed from Longhedge Lane.

The Store/Industrial Unit is of steel portal frame construction with profiled metal cladding to the external elevations under a recently replaced and insulated profiled metal roof covering. Access is via an electric roller shutter door leading to a concrete loading apron and further large shared and surfaced Yard area. Internal lighting is provided and this property has an eaves height of approximately 3.6m (12 ft).

## ACCOMMODATION

The property comprises the following where the Office Suite has been measured on a net internal area basis with the Store/Industrial Unit having been measured on a gross internal area basis.

Description	sq m	sq ft
First Floor Office Suite	83	889
Store/Industrial Unit	81	873
<b>TOTAL COMBINED AREA (NIA &amp; GIA)</b>	<b>164</b>	<b>1,762</b>

## EPC RATING

The property has an EPC Rating of D96.

## RENTAL TERMS

We are quoting a rent of £15,000 per annum exclusive of VAT in respect of this property.

## LEASE TERMS

The property is to be made available by way of a new effective full repairing and insuring lease for a minimum term of 3 years.

## VAT

The rental terms expressed herein are exclusive of, but may be liable to VAT at the prevailing rate and prospective tenants are advised to clarify the position regarding VAT prior to making an offer to take a new lease in respect of this property.

## BUSINESS RATES

The property is assessed under the 2017 Rating List as two separate Rating Assessments. The Office Suite is assessed as Offices & Premises with a Rateable Value of £3,950. The Store/Industrial Unit is assessed as a Warehouse & Premises with a Rateable Value of £2,250.

To ascertain the level of Business Rates payable in respect of the two Rating Assessments appropriate to the subject property, prospective tenants are advised to contact Rushcliffe Borough Council. Tel: 0115 981 9911.

## SERVICES

We understand that the properties are connected to mains electricity and water. We understand that drainage is to a private system. We understand that mains gas is not available in this location.

Prospective tenants are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to take a new lease in respect of this property.

## TOWN & COUNTRY PLANNING

The properties have been used for a number of years as Offices & Stores and as such have an established use covered by Use Class E of The Use Classes Order 2020.

We would recommend that potentially interested parties make their own planning-related enquiries in respect of this property via the Planning Department at Rushcliffe Borough Council prior to making an offer to take a new lease in respect of this property. Tel: 0115 981 9911.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of the preparation of any new lease negotiated.

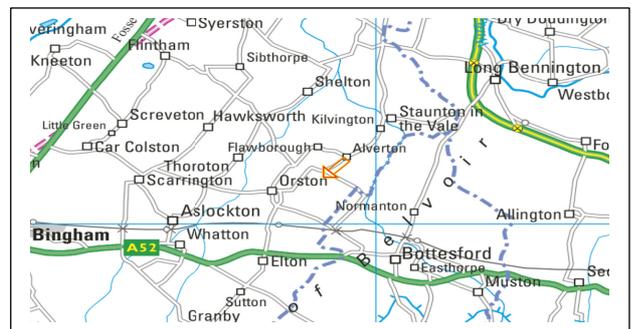
## VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Letting Agents:

Brown & Co  
5 Oakwood Road  
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