



Units 4/4a, 29 Wigman Road, Bilborough, Nottingham NG8 3HY

Industrial Unit

- ▶ **GIA - 3,082 sq ft (286.3 sq m)**
- ▶ **Prominent position in established area**
- ▶ **Suitable for a range of uses (STP)**
- ▶ **Immediately available**

For enquiries and viewings please contact:



Scott Osborne
07894 587809
sosborne@innes-england.com

Location

The property is located in Bilborough, a suburb situated approximately 4.5 miles northwest of Nottingham city centre. The property fronts onto Wigman Road lying on the edge of the established Glaisdale Drive industrial area. Wigman Road is one of the main arterial routes through Bilborough which connects the suburb with the A6514, Nottingham's ring road, to the east.

Description

The property comprises a steel portal frame and lean-to industrial unit. The main workshop accommodation is accessible through a manually operated roller shutter door to the front of the premises which opens onto a tarmac forecourt. There is a second manually operated roller shutter door to the rear of the property accessed by a driveway off Wigman Road. There is a third roller shutter door to the side elevation also accessed by the driveway. Internally, the workshop benefits from a concrete floor, suspended sodium lighting, suspended hot air blower. Ancillary offices and staff facilities are located on the first floor which is accessed through the lobby area.

Accommodation

	Sq M	Sq Ft
Total	286.3	3,082

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

We understand that the property has planning permission for Class E and B8 Use under the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends.

The property is currently used as a Vehicle Service Centre although planning permission for its current use has not been seen.

Tenure

A new lease of a minimum 3 year term will be granted on terms to be negotiated.

Business Rates

Rateable Value: £8,200.

At present the property is exempt from Business Rates however interested parties are advised to confirm that their business qualifies.

Rent

Offers sought in the region of £15,500 per annum exclusive.

VAT

VAT is applicable at the appropriate rate.

Legal Costs

Each party is to bear their own legal costs incurred.

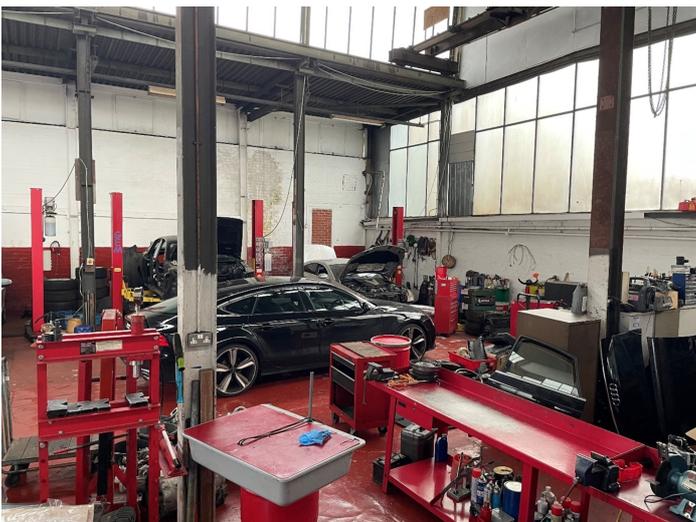
EPC

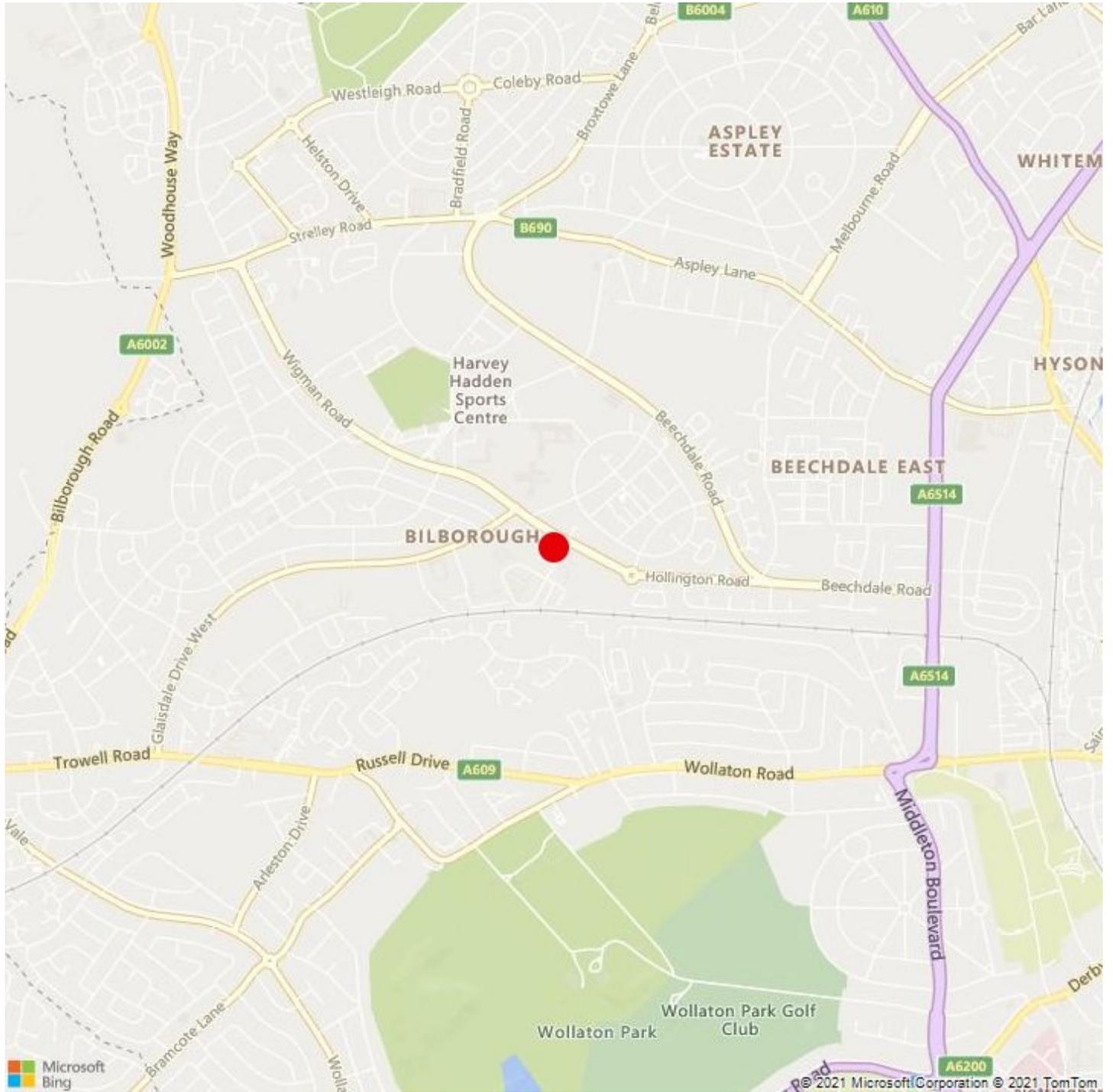
The premises have an EPC assessment of E.

Viewings

Viewings are by appointment with sole agents Innes England.

Date Produced: 09-Nov-2021





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