

Industrial Warehouse To Let Unit C&E Hucknall Industrial Estate

Daniels Way, Hucknall, Nottinghamshire
NG15 7LL



24,227 Sq Ft



6.2m Eaves Height



Secure Yard &
Parking



30 car parking
spaces



2 Ground Level
loading Doors



1 MVA Power
Supply

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Description

The subject property comprises of a self-contained two bay industrial warehouse of part brick, part profile clad construction. The building specification includes:

- 6.2m eaves height
- 2 ground level loading doors
- 1MVA Power Supply
- Two storey offices
- LED Lighting
- Secure Yard
- 30 car parking spaces

Accommodation	Sq Ft	Sq M
Warehouse, GF Offices & Ancillary	21,792	2,025.3
First Floor Offices	2,433	226.3
TOTAL	24,227	2,251.6

Location

The subject property is located on the well-established Hucknall Industrial Estate which is situated 1 mile Southwest of Hucknall Town Centre and 7 miles North of Nottingham City Centre.

The site is accessed off Daniels Way which provides access to the A611 which forms part of the arterial routes into Hucknall and Nottingham. Access to the Motorway network is at Junction 26 of the M1, 5 miles south from the premises or Junction 27 of the M1, 5 miles north from the premises.

Business Rates

We understand that the property has a Rateable Value of £110,000 as listed on the Valuation Office Agency website.

Terms

The property is available to let on new Full Repairing and Insuring lease terms, for a period of time to be agreed.

VAT

VAT will be chargeable at the current rate.

EPC

Energy performance rating – C59

Legal Costs

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

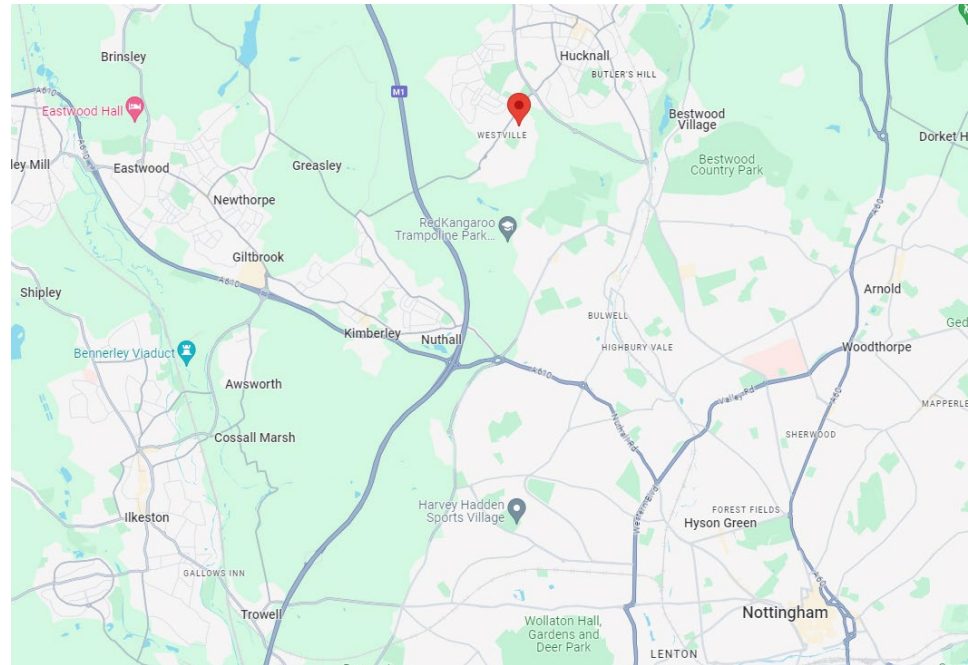
Services

We understand this property has connections to all the usual mains services. Interested parties are advised to make their own enquiries of the relevant authorities regarding the use of these services

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties leasing the property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

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To find out more, please contact

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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

