



## Unit 2 Gauntley Court, Nottingham - NG7 5HD

Industrial unit To Let in  
Nottingham - close to ring road  
location

£27,500 per annum

3,300 Sq Ft

- 3300 Sq ft industrial unit To Let
- Close to Nottingham City Centre
- £27,500 per annum No VAT
- Service charge will apply £1181.88 per annum
- Available from December 2025
- Approx 8 parking spaces

## Unit 2 Gauntley Court, Nottingham - NG7 5HD

### Summary

Size - 3,300 sq ft  
Rent - £27,500 per annum + No VAT  
Rateable Value - £15,750  
VAT - Not applicable on the rent and additional charges  
Legal Fees - Both Parties will be responsible for their own legal costs  
EPC Rating - B (40)  
Service Charge - Applicable - £1181.88 per annum

### Description

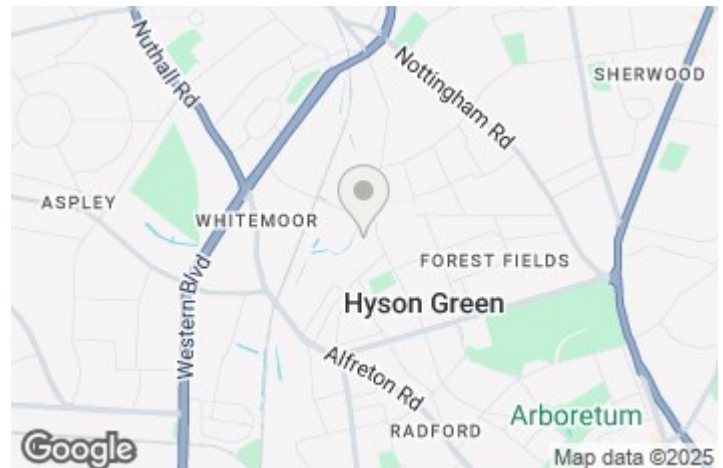
Unit 2 is located at the bottom of the estate and is within an secure compound shared with one other user, with wide access for HGV deliveries. With circa 3300 sq ft of open space to include w/c, Parking to the front of the unit for around 8 cars. Brick built unit with steel insulated roof. (the building has not been internally inspected)

### Location

The property is prominently situated within a secure private industrial estate in Radford and Park an inner city area of Nottingham, located just outside the city centre itself. Radford and Park has a population of Circa 21,414. To the south is Lenton and Nottingham City Centre. Just off Nottingham Ring Road, making access very easy from the M1, A52 and A46, with easy access to the North of the City via the Ring road to the A60 Mansfield, being approximately 2 miles away.

### Terms

The unit is offered on fully repairing and insuring terms at a rent guided at £9 per sq ft - £27,500 per annum plus VAT. Landlords insurance will be re-charged at cost. 3 months rent deposit and guarantees will be apply. A service charge will be applicable and is being determined for 25/26. Rent payable quarterly in advance.



### Viewing and Further Information

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