



2B Universal Court, Radford Road, Nottingham , NG7 7NQ

Industrial units TO LET

Available Immediately

Unit 2B - £18,000 +vat PA
3,078 sq ft

- Open plan storage units with personal & roller shutter door access
- Buildings insurance and service charge in addition
- £1 per sq ft service charge
- What3words ///purely.pushes.feast
- NO MOTOR TRADE
- Available immediately

Summary

Available size - Unit 2B - 3,078 sq ft
Rents - £18,000 per annum (each)
VAT - Applicable
Service Charge - £1 per sq ft Plus buildings insurance budgeted for year 1
Business Rates - The VOA shows an RV of £7,700
Legal Fees - Both parties will be responsible for their own fees
EPC - D (100)

Description

A single story unit which is predominantly open plan with welfare facilities provided and have ample natural light.

Location

Universal Court is a small private industrial estate in Radford an inner-city area of Nottingham, located just outside the city centre itself. Being just off Nottingham Ring Road, access is very easy from the M1, A52 and A46, with access to the North of the City via the Ring road to the A60 Mansfield, being approximately 2 miles away. The Unit and showroom are highly visible from the Radford Road and a popular area for out of City Centre retail space.

Accommodation

Unit 2B - 3,078 sq ft

Open plan storage unit - all uses consider apart from Motor trade - mezzanine storage to first floor. 2 office rooms and kitchen and W/C.

Services

We are advised that all mains services are connected to the property with the exception of gas. These services have not been inspected or tested by the agent.

Terms

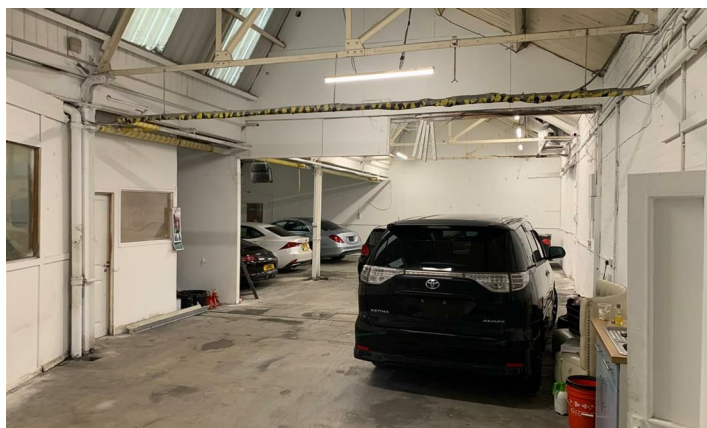
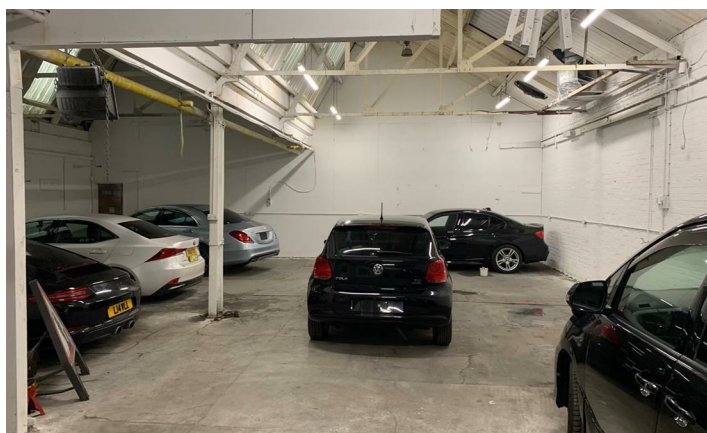
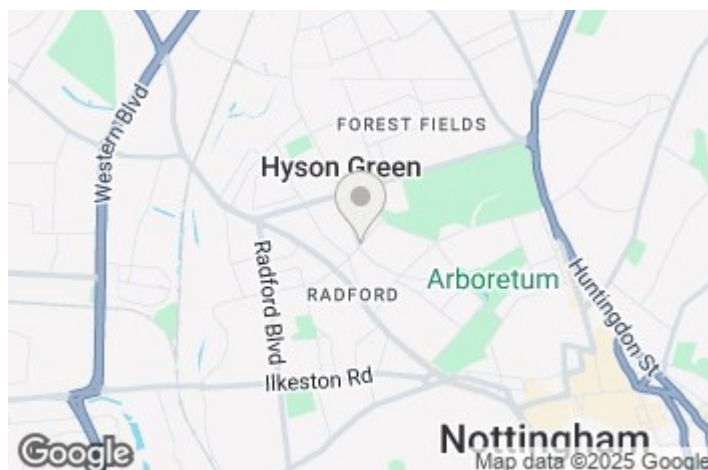
Offered for let on 3-year lease - with landlord anytime break clause after the initial 1st year, with 3 months prior notice.

Rental - £18k per annum plus VAT.

3 months rent deposit

Rent is payable quarterly in advance along with the service charge & landlords insurance.

A service charge will be applicable for maintenance of shared areas within the building and car park. This is budgeted at £1psf plus landlord's insurance for the first year.



Viewing and Further Information

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