Unit 4 - Belvoir Business Park, Woolsthorpe Road, Belvoir NG13 0GN

Unit/Workshop to rent

£17,500 per annum+ VAT

Available Immediately

- 4725 Sq ft Unit To Let
- Shared WC facilities
- Workshop/ storage use
- Available immediately
- Secure gated site
- On site CCTV present
- 24/7 access via key code

Summary

Available Size 4725 sq ft
Rent £17,500 per annum
Business Rates To be assessed
Service Charge £90 per month
Car Parking Available to the front of the unit
VAT Applicable
Legal Fees Each party to bear their own costs
EPC Rating EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

Offered To Let on Belvoir Business Park is a Circa 4725 sq ft unit/workshop. The unit will be available clean and clear with 240v power and taken to a basic fit out but perfect for a private workshop. Communal toilets are present on site.
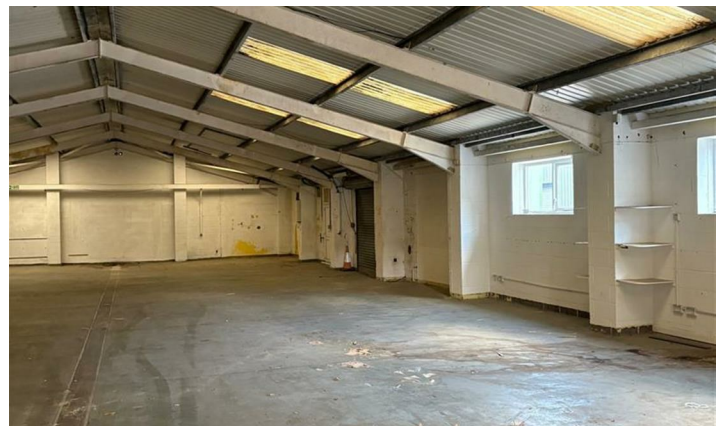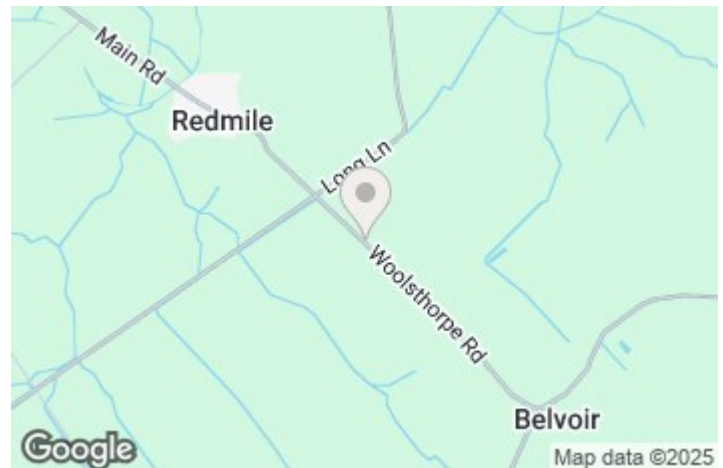
Location

Belvoir Business Park is located just off Woolsthorpe Road, an established estate of warehousing which was previously the site of Belvoir Fruit Farms Limited. The property is located close to the A52 and A46 dual carriage ways and also the A1 trunk road providing good access to Nottingham, Leicester, Lincoln and Grantham. What3words - vaulting.phones.steam

Terms

Offered for let on a new 5 year fully repairing and insuring lease - the rent for the workshop will be £17,500 plus VAT per annum. A deposit equal to 3-month rent including VAT will be required. Rent is paid quarterly in advance together with the Estate charge of £90 Plus vat per month to cover the upkeep and maintenance of the common parts of the estate. The landlord will arrange the Building insurance which is reimbursed by the tenant on invoice.

Services

We are advised that mains' services with the exception of gas are present but only electric being connected directly to the property. These services have not been inspected or tested by the agent.

Viewing and Further Information

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