



Unit 1 The Dome, Ryan Business Park, Radford, Nottingham NG7 7DH

Former Church/Trade counter unit
To Let

Rent: £18,000 + vat Per annum

1,565 sq ft

- Available immediately
- Predominately open planned unit
- Large ground floor trading space
- Welfare facilities & kitchenette provided
- 2 Allocated parking spaces
- Rear deliver & roller shutter access provided
- Fenced, gated & roller shutter security

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Summary

Available size - 1,565 sq ft
Rent - £18,000 per annum
VAT - Applicable
Service Charge - £1 per sq ft Plus buildings insurance
Business Rates - TBC
Legal Fees - Both parties will be responsible for their own fees
Parking - Two allocated spaces
EPC - Being commissioned, available within 21 days

Description

The unit is a brick built detached property with small open patio area to the front with access from the rear for deliveries. Currently the main space is split into 2 rooms, however could be opened up if required.

Location

Ryan business park is a small private industrial estate in Radford an inner-city area of Nottingham, located just outside the city centre itself. Ryan business park is 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. The Unit and showroom are highly visible from the Radford Road.

What3words - ///decent.quite.jumps

Accommodation

Ground floor entrance/reception area 20.77 x 25.10 ft = 521 sq ft
Main open plan room to the rear of the building 41.92 x 24.96 ft = 1,046 sq ft

Additional areas include:

Kitchenette
W/C
Side yard for storage
Rear loading bay and parking area

Services

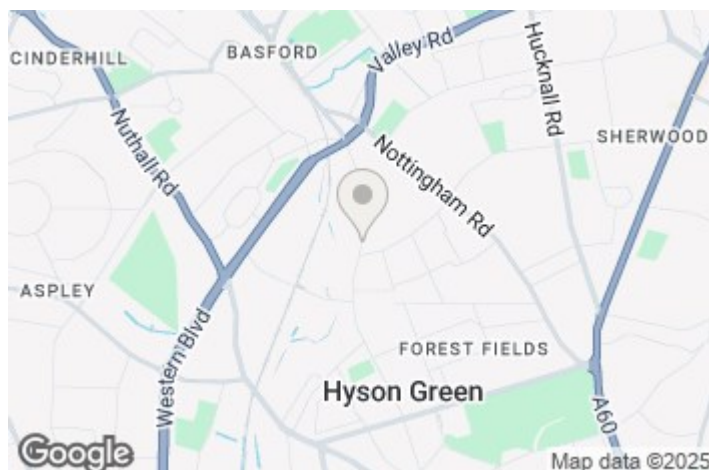
We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.

Terms

Offered for let on new 5 year lease with a 3 year review and break clauses to be agreed.
3 months rent deposit
Rent is payable quarterly in advance along with the service charge and landlords insurance.
The service charge will be applicable for maintenance of shared areas within the building and car park. This is estimated at £1 psf for the first year

Parking

2 Allocated car parking spaces with the property with additional parking for customers on a first come first served basis.



Viewing and Further Information

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