

TO LET

SURFACED COMPOUND

COMPOUND AT STATION ROAD, TOTON, NOTTINGHAM, NG10 5AP

*Approximate site boundaries only



mounsey
CHARTERED
SURVEYORS



Contact James Craine: james@mounseysurveyors.co.uk

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mounseysurveyors.co.uk



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LOCATION

The compound is situated on DB Cargo's Toton site off Station Road which is an established commercial location.

The site benefits from excellent road links being in close proximity to the A52 Dual Carriageway which provides access to the local and regional road network and approximately 2.3 miles distant from Junction 25 of the M1 Motorway.

DESCRIPTION

The site comprises a mainly concrete / tarmac surfaced compound which can be secured by way of perimeter fencing. Access is via the entrance to DB Cargo's site through a security checkpoint.

The compound briefly benefits from the following specification:

- Hard Standing
- Level Surface
- Regular Shape
- Secure Site

A right of access is required at all times to the electricity box.

ACCOMMODATION

HECTARES

ACRES

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Area	0.137	0.34

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TENURE

The compound is available by way of a new lease on terms to be agreed.

RENT

£10,500 per annum (exclusive).

EPC

Not Applicable.

RATING ASSESSMENT

To be assessed. We would recommend that further enquiries are directed to the Local Rating Authority (Erewash Borough Council).

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Erewash Borough Council).

VAT

All prices and rent are quoted exclusive of VAT which is applicable.

SERVICES

There are no services connected to the compound. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

The ingoing tenant is responsible for providing a contribution towards the landlord's legal costs in relation to the transaction.



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ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

CONTACT

James Craine

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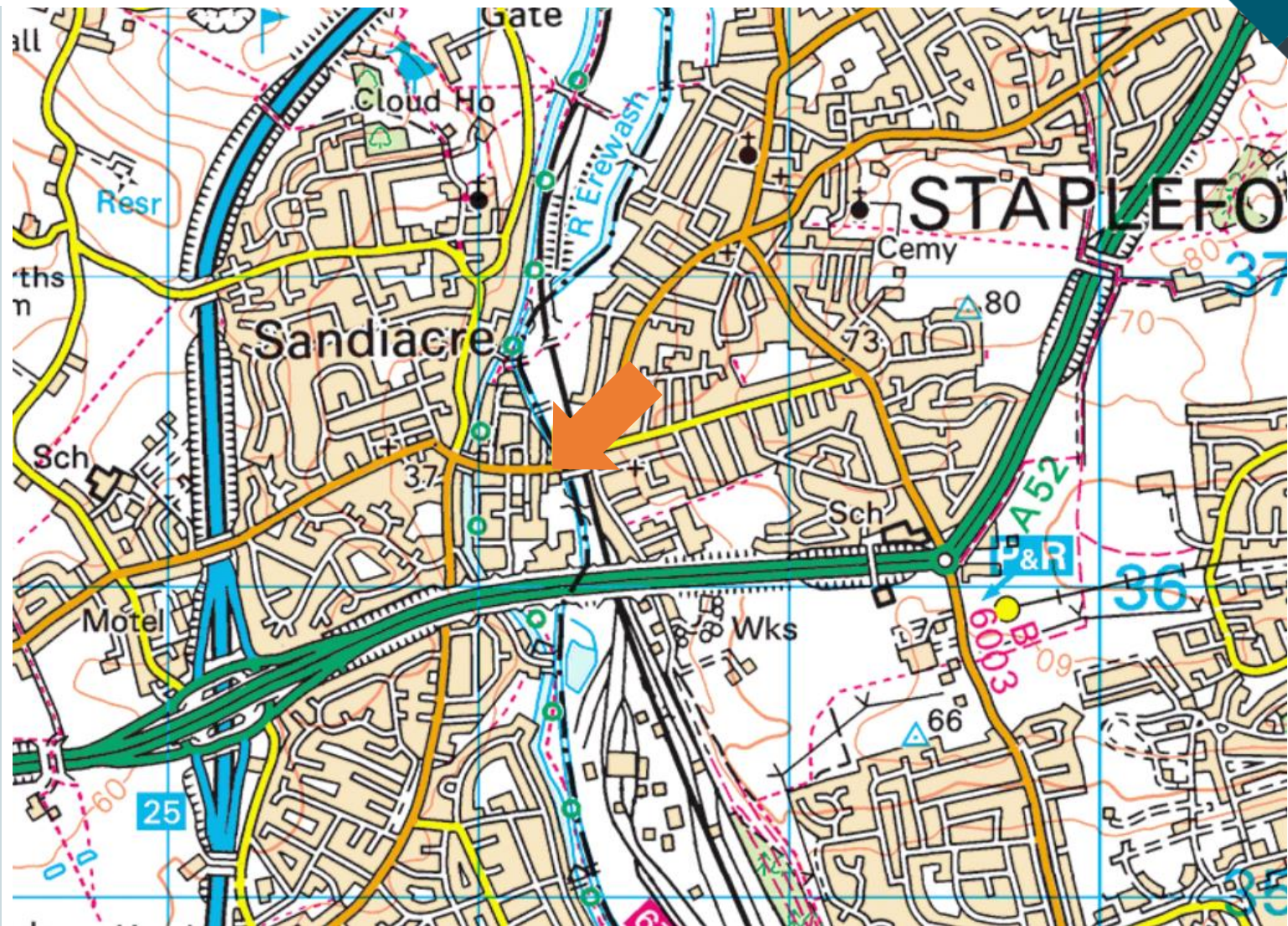
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