



## Unit 4 Universal Court

Radford Road, Nottingham, NG7 7NQ

**2050 Sq ft Workshop to let**  
**Rent £17,000 per annum + VAT**

**Radford Nottingham - Universal  
Court**

**2,050 sq ft**  
(190.45 sq m)

- Open Plan storage Unit with Vaulted Ceiling and Sliding door access.
- Available August 2024
- Rental - £17,000 per annum plus VAT
- NO MOTOR TRADE
- Buildings insurance and service charge in addition
- What3words  
///purely.pushes.feast

# Unit 4 Universal Court, Radford Road, Nottingham, NG7 7NQ

## Summary

<b>Available Size</b>	2,050 sq ft
<b>Rent</b>	£17,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	£1 per sq ft Plus buildings insurance
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (100)

## Accommodation

The accommodation comprises the following areas: Open plan workshop with main double door to the front - Kitchenette and first floor office on a mezzanine.

Name	sq ft	sq m	Availability
Building - Ground floor Workshop	2,050	190.45	Available
<b>Total</b>	<b>2,050</b>	<b>190.45</b>	

## Description

Single storey workshop building under a pitched roof. Double sliding door access. First floor office and ground floor kitchenette and W/c.

## Location

Universal Court is a small and secure private industrial estate in Radford an inner-city area of Nottingham, located just outside the city centre itself. The appropriate ward of the City of Nottingham Council is called Radford and Park with a population of 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. The Unit and showroom are highly visible from the Radford Road and a popular area for out of City Centre retail space.

## Terms

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

Rental - £17k per annum plus VAT.

3 months rent deposit

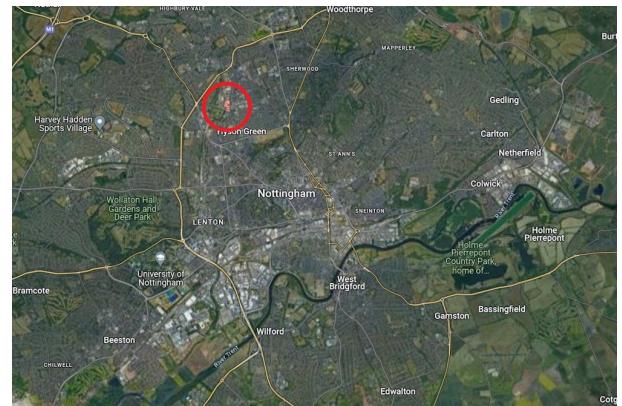
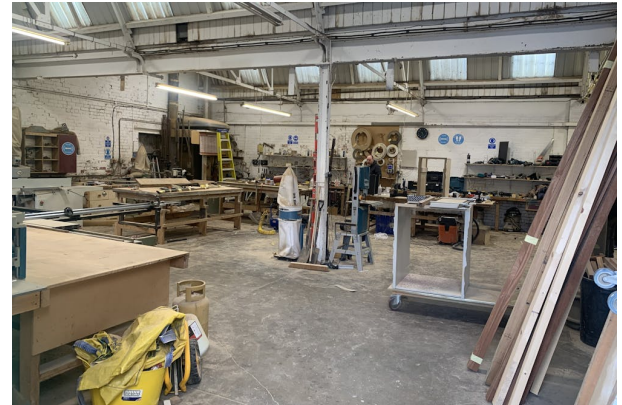
3 months rent in advance

Rental is payable quarterly 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 estimated at £1psf plus landlord's insurance

## Viewings

Viewings strictly by prior arrangement with the agents P & F Commercial Tel 01664 441330 or email: [office@pandfcommercial.com](mailto:office@pandfcommercial.com)



## Viewing & Further Information



**Ben Freckingham**

01664 431330 | 07949 836526

[ben@pandfcommercial.com](mailto:ben@pandfcommercial.com)