



## 1B Universal Court

Radford Road, Nottingham, NG7 7AQ

**4500 Sq ft Industrial and Workshop  
space to let**

**Nottingham City location**

**4,500 sq ft**  
(418.06 sq m)

- £15,000 per annum plus vat
- NO MOTOR TRADE
- Service Charge £1k per annum  
Plus building insurance
- Rateable value £11k per annum
- Available August 2024

# 1B Universal Court, Radford Road, Nottingham, NG7 7AQ

## Summary

<b>Available Size</b>	4,500 sq ft
<b>Rent</b>	£15,000 per annum
<b>Rateable Value</b>	£11,000
<b>Service Charge</b>	£1,000 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

## Description

Ground floor industrial and workshop space - shared entrance leading to the internal roller shutter door.

Internal office/reception area.

The space is split across 2 workshop areas.

## 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor Workshop	4,500	418.06	Available
<b>Total</b>	<b>4,500</b>	<b>418.06</b>	

## Viewings

Viewing is strictly by prior appointment via the sole agents P&F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Terms

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

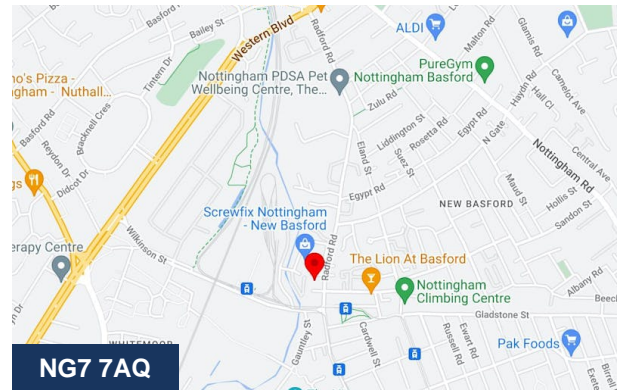
Rental £15k per annum plus VAT

3 months rent deposit

3 months rent in advance

Rental is payable quarterly along with the service charge and landlords insurance.

A service charge will be applicable for maintenance of shared areas within the building and car park. This is estimated at £1k per annum plus landlord's insurance



## Viewing & Further Information

**Ben Freckingham**

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