



## 3C Ryan Business Park, Radford Road, Nottingham, NG7 7DH

- \* Recently used for storage and distribution.
- \* Office/Kitchen/washroom facilities
- \* Over 7,000 sq foot of open plan space
- \* £30,000 per annum plus fees and insurance
- \* Available immediately

**Rent £30,000 pax**

Viewing is strictly by prior appointment only via the Agents.  
For viewings please contact Moores Commercial on 01664 431330 or email: [office@moorescommercial.com](mailto:office@moorescommercial.com)

### Location

Ryan business park is a small and secure private industrial estate in Radford which is 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. 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.

### Property Description

The unit is the end unit of 4 and offers 2 roller shutter door access bays, with customer entrance leading to the main store room. The building is single storey under a pitched roof with two internal main open spaces measuring 28 x 14'9 and 23 x 12.

### Accommodation

Two large rooms, would suit showroom or trade counter business, as well as storage.  
Including office, kitchen and W/C.  
Shared parking to the front.

### 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 3 year lease - break clauses may be available.  
3 months rent deposit  
3 months rent in advance  
Rental is payable quarterly along with the service charge, landlords insurance and management fee.

### Rates

Please check with the relevant local authority for the up to date ratings.

### VAT

VAT will be applicable to the rent and additional fees.

### Legal Costs

Each party to pay their own legal fees.

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### Parking

Ample on site parking and loading bay access is available for staff and customers visiting the site.

### Other

There are other smaller units available on this business park, please contact for full availability.

## Contact Details

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