



## 118 Willoughby Street, Nottingham, Nottinghamshire, NG7 1RS

- \* Brick built factory/warehouse premises with two storey office section
- \* Offered for let and available immediately
- \* Lenton/Castle Boulevard area
- \* Ground floor offices/warehouse/loading bay - 4,992 sq ft (463.75 sq m)
- \* First floor office and first floor storage area - 1,259 sq ft (116.19 sq m)
- \* 5 year lease - terms negotiable

## Location

The property is located in the Nottingham suburb of Lenton, close to Castle Boulevard/Lenton Boulevard and Abbey Bridge roundabout. Well situated close to the Nottingham ring road, providing good access to Junctions, 24, 25 & 26 of the M1 motorways via A453, A52, and A610 respectively. Close to Castle Marina and Castle Boulevard shopping/retail park and Queens Medical Centre. The property is surrounded predominantly by residential dwellings, with a range of commercial amenities to include shops, restaurants and convenience store.

## Property Description

A substantial 2 storey corner property of brick construction with open plan ground floor factory/warehouse space with roller shutter door and loading bay area. With ground and first floor office and storage rooms.

## Accommodation

Ground floor offices/warehouse/loading bay area - 4,992 sq ft

First floor offices and storage area - 1,259 sq ft

## 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 a 5 year fully repairing and insuring lease - terms negotiable - guide rent £42,500 + vat per annum.

## Rates

Interested parties are advised to make contact with the relevant local authority in relation to business rates for the property.

## VAT

We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

## Legal Costs

Both Parties will be responsible for their own legal costs.

## Viewing

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

## Parking

On street parking and permit parking surrounding the property, access from the loading bay will provide secure parking within the warehouse.

## Other

Finance may be available through Independent Financial Brokers and Moores Commercial would be pleased to make an introduction for you. The Brokers are completely Independent of Moores Commercial and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details



## Contact Details

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