



The Bunker, Radford Road, Radford, Nottingham, Nottinghamshire, NG7

Ground floor trading space

Formally showroom and trade counter for bathrooms and kitchens

1565 sq ft space in 2 rooms, plus kitchen and welfare facilities

2 allocated parking spaces with additional customer parking

Available immediately

Location

Ryan business park 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. 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. The Unit and showroom are highly visible from the Radford Road and a popular area for out of City Centre retail space.

Property Description

The unit is a brick built detached property with small open patio area to the front with access from the rear for deliveries. Currently the main space is split into 2 rooms, however could be opened up if required.

Accommodation

Ground floor entrance/reception area 20.77 x 25.10 ft
Main open plan room to the rear of the building 41.92 x 24.96 ft
Kitchenette area with sink and cupboards
W/c with wash hand basin
Side yard for storage
Rear loading bay and parking area

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.

A service charge will be applicable for maintenance of shared areas within the building and car park. This is estimated at £1 psf, and for the year 2018/19 budget will be £1800 payable quarterly with the rent and landlords insurance.

Rates

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

VAT

We are advised that VAT will be chargeable on the Rent and on any Service charges, management Charge 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

Parking

2 Allocated car parking spaces with the property with additional parking for customers on a first come first served basis.

Other

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



Contact Details

36 High Street
Oakham
Rutland
LE15 6AL

www.moorescommercial.com

Email: office@moorescommercial.com

Tel: 01664 431330