



127 North Gate, Nottingham, Notts, NG7 7FZ

Detached Office and Warehouse

3,820 Sq Ft Office on 2 Floors

13,220 Sq Ft Warehouse with additional Potential

2 separate entrances with Roller doors

Would consider part let

Location

North Gate is in New Basford, an inner-city area of Nottingham, with the City Centre being around 10 minutes and just over 2 miles away. 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. The Nottingham Ring Road offers easy access to the M1, A52 and A46, with easy access to the North of the City via the A60, being approximately 2 miles away. The offices are highly visible from the Road.

Property Description

The Offices are 2 storey and built of brick beneath a flat roof with the warehouse being steel frames with brick walls. The warehouse has part of the area in a mezzanine and additional areas could be constructed if additional storage is required. There are glass fibre roof lights.

The Offices and the warehouse interlink at both ground and first floor levels and a split of the accommodation could be achieved with Capatex retaining part of the offices and warehouse if the whole accommodation is too large.

Accommodation

The Ground floor footprint of the Warehouse is approximately 11,600 Sq Ft with approximately 1,600 Sq Ft of mezzanine. There is a roller door access off Mount Street and a part secure and part open loading bay off North Gate with additional roller door access. Part of the warehouse mezzanine is fitted out as research and development.

The offices have a ground floor area of approximately 2,232 Sq Ft divided into offices and welfare facilities with the first floor having approximately 1,587 Sq Ft of additional offices and further welfare facilities.

Amenities

North Gate is a main arterial road through New Basford and has bus routes and local shopping within walking distance. The Nottingham tram system has a formal station within a 5 minute walk giving excellent access for staff and visitors to and from the city centre.

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.

Service Charge

If the whole premises is taken, there will be no service charge as the tenant would control the whole of the demise. If a part let is agreed then a service charge payment will be required dependant on the area leased.

Terms

A new lease will be prepared on a minimum 5 year term with 3 yearly reviews and additional terms to be negotiated. A 3 month rent deposit will be required with rent paid quarterly in advance.

Rates

According to the VOA website, the rateable value of the whole premises is £40,500. Should the premises be split, an agreement of proportions would need to be agreed.

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

Parking

There is parking within the demise for

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

36 High Street
Oakham
Rutland
LE15 6AL

www.moorescommercial.com

Email: office@moorescommercial.com

Tel: 01664 431330

