



**Nottinghamshire
County Council**

TO LET

**WORKSHOP UNITS
MEDEN COURT
NETHERFIELD LANE
MEDEN VALE
WARSOP**



Nottinghamshire County Council
Corporate Property, Centenary House, 1 Wilford Lane, West Bridgford, Nottingham NG2 7QZ
Telephone: 0115 977 2479 Fax: 0115 977 2074 e-mail: corporate.property@nottscc.gov.uk

LOCATION AND ACCESS

The development is located to the southwest of Meden Vale with access on to Netherfield Lane. Warsop is situated approximately 1.5 miles away providing direct routes to Mansfield and Worksop. The M1 (junction 30) is approximately 10 miles distant via the A60/A616.

A site plan is attached to these particulars.

DESCRIPTION

A development of six workshop units built in 1994 by Nottinghamshire County Council in partnership with Mansfield District Council, suitable for B1, light industrial use.

Constructed in brick to a very high specification, the single storey development forms a "U" shaped block within a self contained site extending to 1.4 acres.

Each unit has two toilets, one of which is equipped for people with disabilities. Gas fired warm heating is installed and the height to eaves is 3.5 metres.

The units have dustproofed reinforced concrete floors. 10% of the roof area comprises double skin roof lights. The main sectional overhead access door to each unit is manually operated and fronted by a non-slip reinforced concrete apron to the forecourt. Doors and windows are double-glazed with separate personnel and fire doors.

Three-phase electricity is available as follows:

Units 1 and 5	40kVa per unit
Units 2 and 6	30 kVa per unit
Units 3 and 4	20 kVa per unit

The units are set in a landscaped site with 27 car parking spaces in total. There is also a 2.4 metre high steel palisade security fence erected to all site boundaries with lockable entrance gates.

ACCOMMODATION

The approximate gross external areas are as follows:

Unit 1	360 sq m (3,874 sq ft)
Unit 2	216 sq m (2,324 sq ft)
Unit 3	144 sq m (1,549 sq ft)
Unit 4	144 sq m (1,549 sq ft)
Unit 5	288 sq m (3,099 sq ft)

Unit 6

216 sq m (2,324 sq ft)

TERMS

The units are available to let for a term of years to be agreed upon full repairing and insuring terms.

In addition to the rent, a service charge is payable to cover the cost of upkeep of external areas only.

BUSINESS RATES

Business Rates are payable to Mansfield District Council. Enquiries regarding rateable value and rates payable should be made to Mansfield District Council, Revenue Services on 01623 463 023.

COSTS

Both parties will be responsible for their own legal costs in connection with the preparation and completion of the lease.

The ingoing tenant will be responsible for any costs incurred in complying with the Land Registration Act 2002 and Stamp Duty Land Tax 2003.

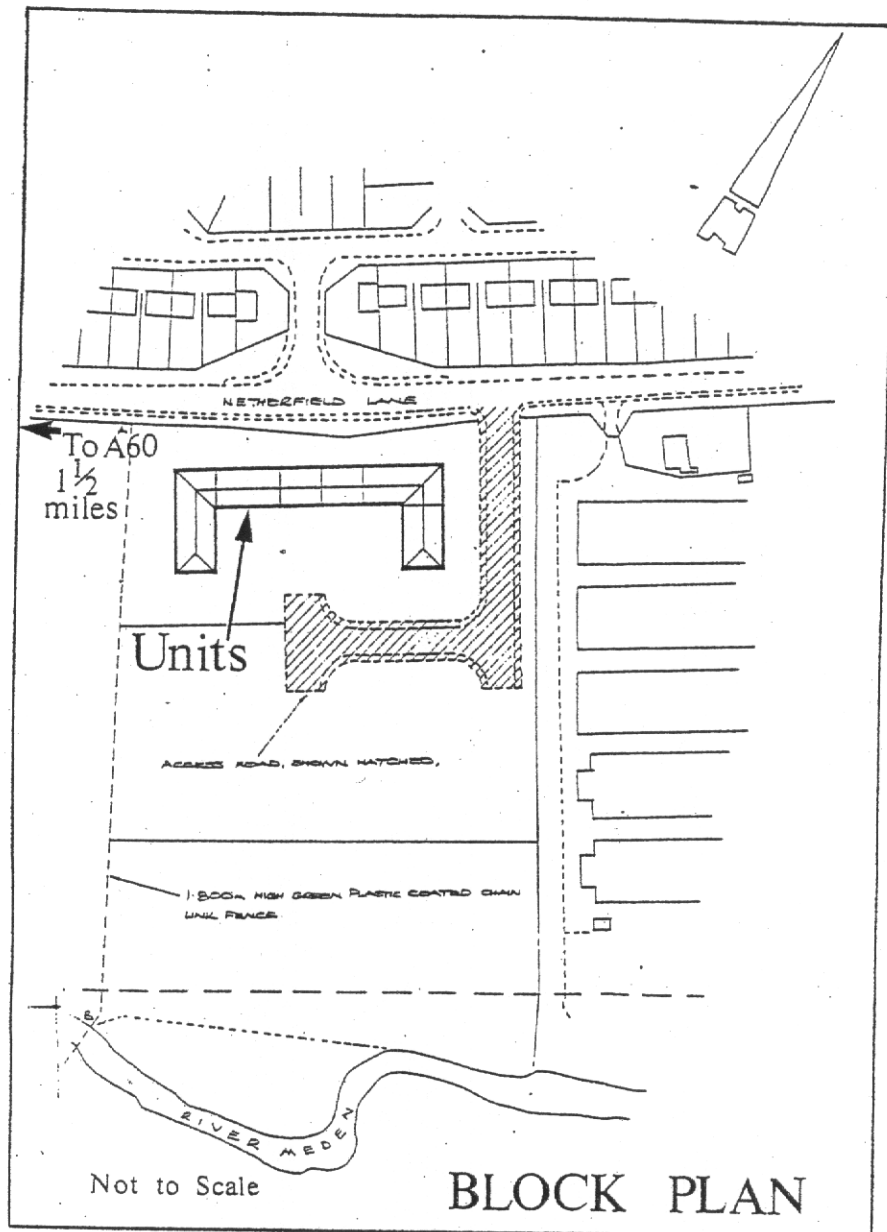
VIEWING

By prior appointment through the Corporate Property Division of Nottinghamshire County Council.

Contact: Brian Hoyle
Telephone: 0115 977 2479
Facsimile: 0115 977 2074
Email: brian.hoyle@nottsc.gov.uk

NOTTINGHAMSHIRE COUNTY COUNCIL GIVES NOTICE THAT:

1. Nottinghamshire County Council shall not be liable to any intending tenant to pay compensation, damages or otherwise for any mistakes, errors, misrepresentations, illegalities or otherwise contained herein.
2. None of the statements contained herein as to this property are to be relied on as statements or representations or fact.
3. Any intending tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein.
4. Nottinghamshire County Council does not make or give any representation or warranty whatsoever in relation to this property and neither has any staff the authority to do so.



Meden Court, Netherfield Lane, Warsop

