



Nottinghamshire
County Council

Property Details

TO LET

UNITS 1 & 2 FULWOOD VIEW

BROOKSIDE WAY

HUTHWAITE



**NCC Property Division, Centenary House, 1 Wilford Lane,
West Bridgford, Nottingham NG2 7QZ.**

Phone: 0115 977 2085 E-Mail: corporate.property@notfsc.gov.uk

LOCATION

The property is located directly off Brookside Way, Huthwaite, within an established industrial location.

A site plan is attached to these particulars.

DESCRIPTION

A self-contained detached factory, which is currently divided into two separate semi-detached units. Built in 1998 to a high specification, the factory is constructed in brick and vertical cladding. The factory working area has a reinforced concrete floor and loading is via manually operated roller shutter doors which open onto reinforced concrete aprons to the front forecourt.

The property has a three-phase electricity supply of 60k Va, fluorescent lighting to factory area and numerous 13 amp power points to factory and office areas. There are also ample windows and roof lights.

There is a forecourt to the front of the unit for loading, parking and turning, which provides 36 car parking spaces in total (18 per unit). The site is also attractively landscaped and securely fenced on all sides.

The height to eaves is 6 metres.

ACCOMMODATION

Unit 1 contains 7,487 sq ft (695 sq m) of gross internal factory space with a small block housing 2 toilets located in the corner.

Unit 2 provides 6,783 sq ft (630 sq m) of factory area* and 698 sq ft (65 sq m) of ground floor office space, whilst also having the benefit of a mezzanine floor (4,207 sq ft/391 sq m) installed by previous tenants. There are also four toilets; two in the factory area and two in the reception area, with facilities for disabled persons.

*Please note that due to the presence of the mezzanine floor, an approximate area of 336 sq m (3,615 sq ft) within the ground floor factory space contains supporting columns and a suspended ceiling.

ACCESS

Fulwood View is accessed off Common Road and is set within a well established industrial/warehousing location. The estate is served by the A38 which leads from junction 28 of the M1, which is approximately 1 mile from the property.

LEASE

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

RENT

Unit 1 - £35,000.00 pax
Unit 2 - £42,000.00 pax*

* Please note that unit 2 has been left in disrepair and a rent free period may be granted to cover the cost of bringing the unit back into repair.

In addition, if the factory is let as two separate units, there will be a service charge of £1,500.00 per annum, payable annually in advance, for upkeep of the common areas.

RATES

Unit 1 has a rateable value of £28,500.00 and Unit 2, £34,750.00 The multiplier for 2010/11 is understood to be 41.4p in the pound, and therefore for indication purposes only, this would result in an approximate rates bill of £11,799 pa for unit 1 and £14,386 pa for unit 2, subject to possible transitional phasing arrangements. Interested parties are advised to contact Ashfield District Council on 01623 450000 to confirm the exact rates payable.

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
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