



Unit 4 Bessell Lane  
Stapleford, Nottingham NG9 7BX

**£1,800 PCM**

# Unit 4 Bessell Lane Stapleford, Nottingham NG9 7BX

An opportunity has arisen to let a two storey light industrial/warehouse building offering 437sqm (4704sqft) of useable internal space split equally over the two floors.

Currently vacant and therefore available immediately, this traditionally built brick and block building has two large concertina bay doors to the front, as well as a personal access door. The first floor level has a caged hoist for deliveries, etc. The electrics have been recently tested and upgraded with three phase electrics and new lighting.

A small forecourt allows parking for 3-4 vehicles parked parallel. Located in a mixed use area close to other light industrial units, conveniently placed a short drive to the A52 and Junction 25 of the M1 motorway.

Ideal for light industrial usage, storage or warehousing.

## GROUND FLOOR SHOP 52'3" x 51'6" (15.95 x 15.70)

Two concertina bay doors, personal entrance door, fire door to rear and WC facility. Staircase leading to the first floor.

## FIRST FLOOR WORKSHOP 52'3" x 44'11" (15.95 x 13.70)

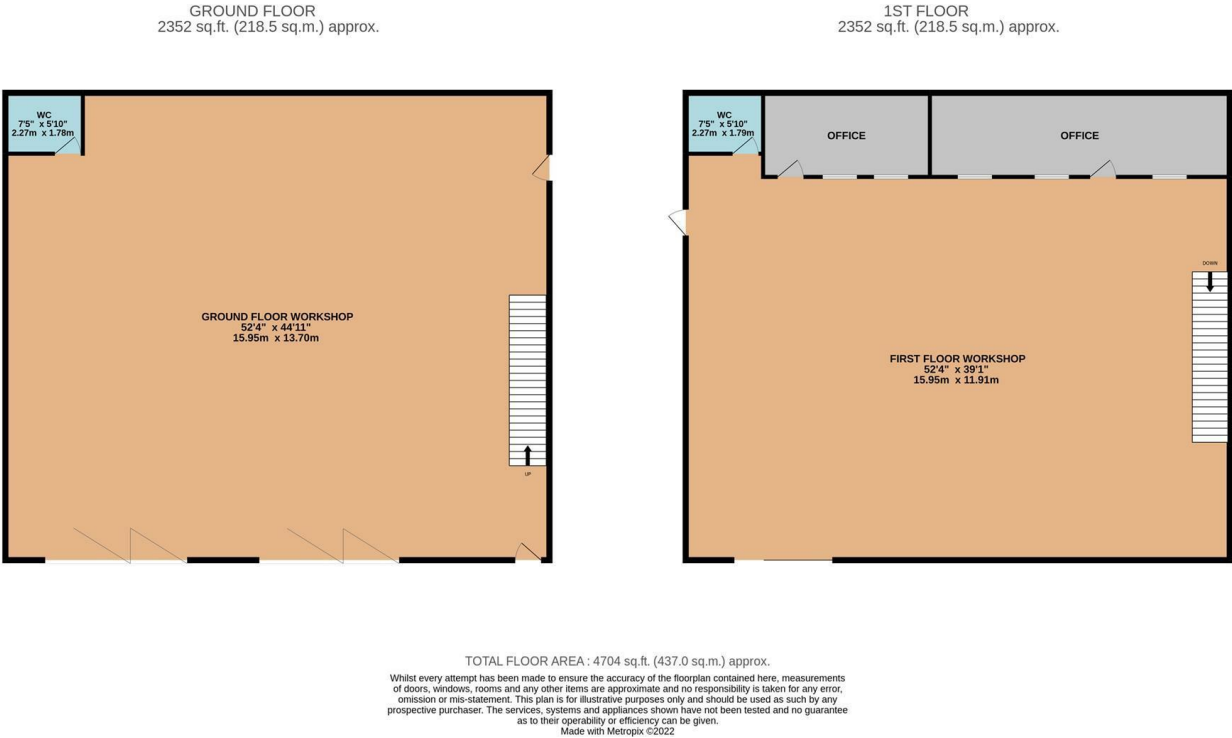
Sliding bay door with caged hoist lift for deliveries, fire exit door, WC facility and two offices.

## LEASE DETAILS & TERMS

The unit is offered to let on a new FRI (Full Repairing and Insuring) lease at a rent of £1800 PCM exclusive with negotiable length.

## RATABLE VALUE

The currently ratable value is £9500. This is not the amount paid but used to calculate business rates. For example, the small business rate multiplier is 49.9p, giving an approximately annual rates bill of £4740. Depending on the status of the business, it may be possible to apply for small business rate relief and we recommend any enquiries are made to the Local Authority, Broxtowe Borough Council.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.