



01777 709112 | pdwhite@brown-co.com



Unit 1 Eco Court, Ollerton, NG22 9QW

£16,000 pax To Let

Modern warehouse/industrial unit

- Internal office, WCs and kitchen
- 6m min eaves height
- 7 parking spaces + loading bay in central fenced & gated yard
- EPC band C

282.34 sq m (3,040 sq ft)

Location

Eco Court forms part of the Sherwood Energy Village development in Ollerton, North Nottinghamshire. Ollerton is approx. 8 miles from Mansfield. Easy access to the A614 and onwards to the A1.

Nearby occupiers include Center Parcs, the British Red Cross and Tesco.

Description

A modern (constructed 2003) end of terrace industrial/warehouse unit with front parking and loading access on an estate of 6 units. Secure fenced and gated estate access. Internally the unit has a small front office, Kitchen and WCs.

Accommodation

Approx. gross internal areas:

Warehouse 253.12 sq m (2,725 sq ft)

Office and ancillaries 29.22 sq m (315 sq ft)

Total 282.34 sq m (3,040 sq ft)

Mezzanine area above office and ancillaries area of approx. 35.64 sq m (384 sq ft) installed by a previous tenant.

Services

All mains services not tested by the agents.

Business Rates

The unit is assessed to rateable value £11,500 giving a rates payable of £5,520 for 2018/19. Qualifying small businesses will be able to claim 100% Small Business Rates Relief. Interested parties should check this with the Council.

Planning

Light industrial and storage.

Tenure

To let on a new commercial lease at a rent of £16,000 per annum exclusive.

In addition to rent is a service charge provision being a share of expenditure on the common external areas of the estate. The landlords also charge back building insurance premiums.

VAT

VAT may be chargeable on the above rent figure.

Legal Costs

Each party to pay their own.

EPC Rating

Band C.

Viewing & Further Information

Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

01777 712942

pdwhite@brown-co.com



Joint agents CPP - Contact Sean Bremner Tel. 0115 697 7062

sean@cpppartners.co.uk

Brochure prepared in April 2019



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