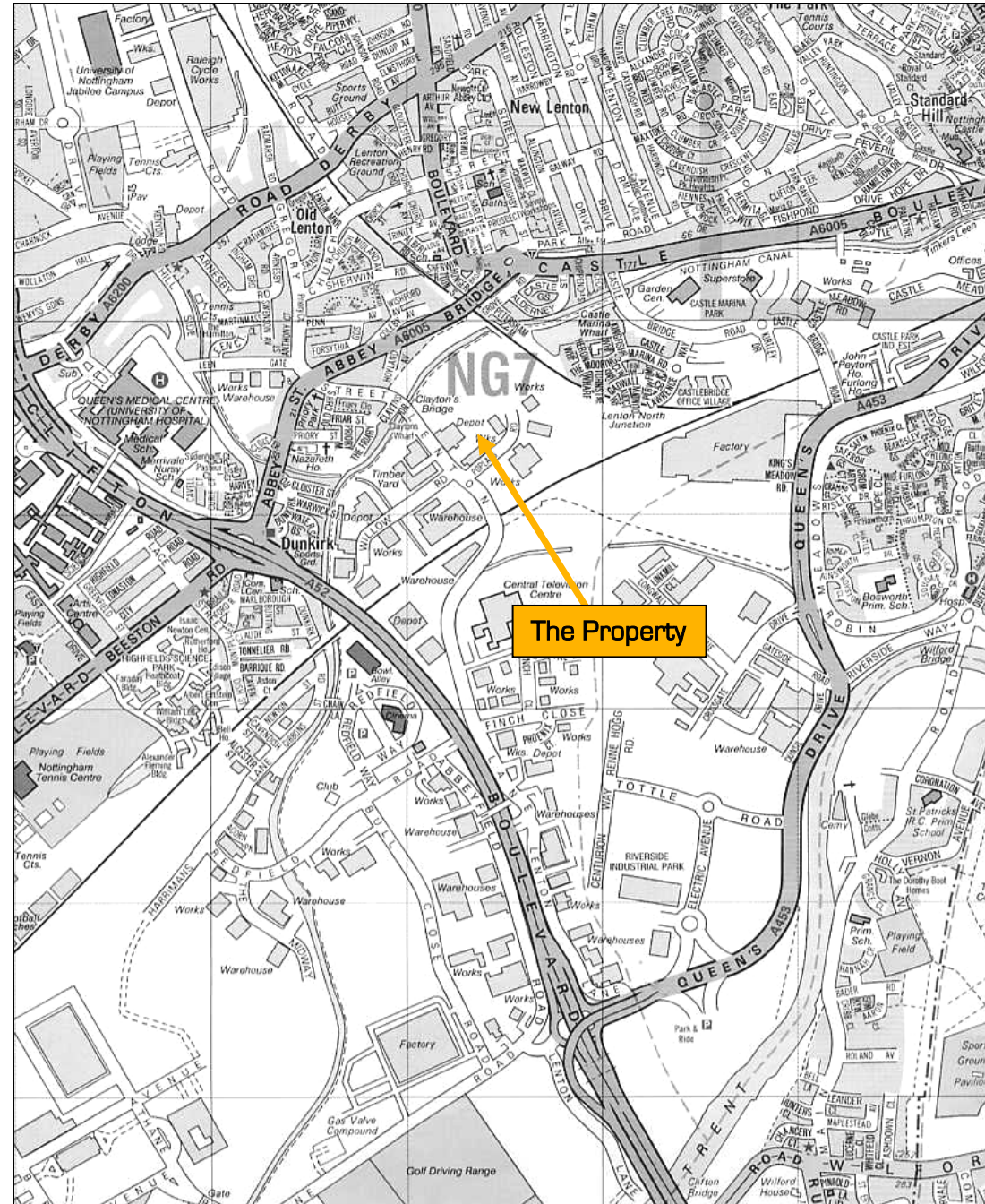


UNIT 7, EASTER PARK
LENTON LANE
NOTTINGHAM
NG7 2PX

TO LET

UNIT 7, EASTER PARK
LENTON LANE
NOTTINGHAM
NG7 2PX

PRIME WAREHOUSE OR INDUSTRIAL ACCOMMODATION
ON NOTTINGHAM'S PREMIER INDUSTRIAL ESTATE
APPROXIMATELY 704M² (7,580FT²)



- ◆ Prime unit – just off Lenton Lane/Ring Road
- ◆ To be presented 'as new' by the landlords
- ◆ Extensive parking and excellent delivery access

NOT TO SCALE

OUR REF: TG/KLR

DATE: 20/05/2008

UNIT 7, EASTER PARK LENTON LANE NOTTINGHAM NG7 2PX



LOCATION

Set just off Lenton Lane, forming part of Nottingham's Ring Road in a prime location, Easter Park offers warehouse/industrial space of the highest order.

Occupying the best location in Nottingham, set between its Ring Road and the City Centre whilst retaining excellent access to the M1 at Junctions 24, 25 and 26, the Estate was developed five years ago to an extremely high standard and continues to be maintained to the highest order.

THE PROPERTY

This is a rare opportunity to secure a prime unit which is to be presented in excellent order throughout following refurbishment by the landlords.

The specification of the building is excellent and the unit also benefits from extensive on site parking and superb delivery access, being set on the front of the site in a highly visible position from the main road.

Key features of the specification include:

- ◆ Full height electric roller shutter door
- ◆ Heating and lighting
- ◆ Extensive translucent roof panels – excellent natural light
- ◆ Eaves height 6.24m (20ft 6in)
- ◆ Gas fired central heating to offices
- ◆ Perimeter trunking in part
- ◆ Suspended ceiling and Category 2 lighting to offices
- ◆ Carpeting to offices
- ◆ Kitchenette and W/C facilities

ACCOMMODATION

From measurements taken on site we calculate the following floor areas:

Description	Ft ²	M ²
Warehouse	536.18	5,771
Ground Floor Offices and Ancillary	84.17	906
First Floor Office	83.89	903
Gross Internal Area:	704.24	7,580

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract)

PLANNING

We understand from verbal enquiries of the Local Authority that planning consent is in place for Class B8 (warehousing) and Class B1 (light industrial) use. However interested parties must make their own enquiries to verify this.

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of the Nottingham City Council 0115 9150000)

BUSINESS RATES

From verbal enquiries of Nottingham City Council we understand the following:

Rateable Value 2008/09:	£36,250.00
Rates Payable 2008/09:	£16,747.50

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of the Nottingham City Council 0115 9150000)

SERVICE CHARGE

The tenant will be liable for service charge contribution towards maintenance of common parts, landscaping, management etc amongst other items. Full details are available from the agents upon request.

DISPOSAL TERMS

The property is available by way of a **new lease** to be drawn on full repairing and insuring terms.

We are seeking a rent of:

£49,500 pax
(Forty nine thousand five hundred pounds per annum exclusive)

LEGAL COSTS

The ingoing tenant will be responsible for their own legal costs incurred.

VIEWING & FURTHER INFORMATION

For further information or to make arrangements to view please contact:

Contact: Tim Gilbertson

Tel: 0115 9507577

Fax: 0115 9507688

Email: tim@fhp.co.uk