



Unit B4 Enterprise Park Wigwam Lane

Hucknall, Nottingham, NG15 7SZ

£16,000 Per Annum

1650.00 sq ft



Modern workshop warehouse unit located on Enterprise Park off Wigwam Lane in Hucknall near Nottingham. The unit has the benefit of clear height warehouse together with office and WC. The unit has a Roller Shutter Door, 3 Phase Power and an eaves height of 5.0m.



Please note: This Photo is taken from a neighbouring unit and is typical of space available. Photos of Unit G5 will be uploaded shortly.



Description

Modern warehouse/ workshop unit of steel portal frame construction under a pitched roof with Roller shutter door, 3 phase power and WC. On site parking.

Location

The property is located on Enterprise Park off Wigwam Lane in Hucknall. Sat Nav users should use post code NG15 7SZ

Accommodation

GIA: 1650 Sq ft (153.29 Sq m)

Services

Electric and water are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

***** SMALL BUSINESS RATES RELIEF APPLICABLE *****

The VOA website advises the rateable value from the 1st April 2026 is £13750. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Service charge and Insurance

Service Charge and Building Insurance are INCLUDED within the rental price.

Tenure

A new Tenants Internal Repairing Lease (to include the door and windows) for a minimum term of 3 years or more.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Credit Check

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs

Each party to bear their own costs in connection with the lease. A lease can be issued within 7 days direct to the ingoing Tenant, meaning occupation can take place within 7-14 days of viewing.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ. Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.