



Unit G5 Enterprise Park Wigwam Lane

Hucknall, Nottingham, NG15 7SZ

£30,000 Per Annum

A 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's within. The unit has a Roller Shutter Door, 3 Phase Power and an eaves height of 5.0m.



3462.00 sq ft

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: 3,462 Sq ft (321.62 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

The VOA website advises the rateable value from the 1st April 2026 is £18,500 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 in addition to the rent at 0.86p per square foot.

EPC

Energy Performance Certificate number and rating is D-78

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

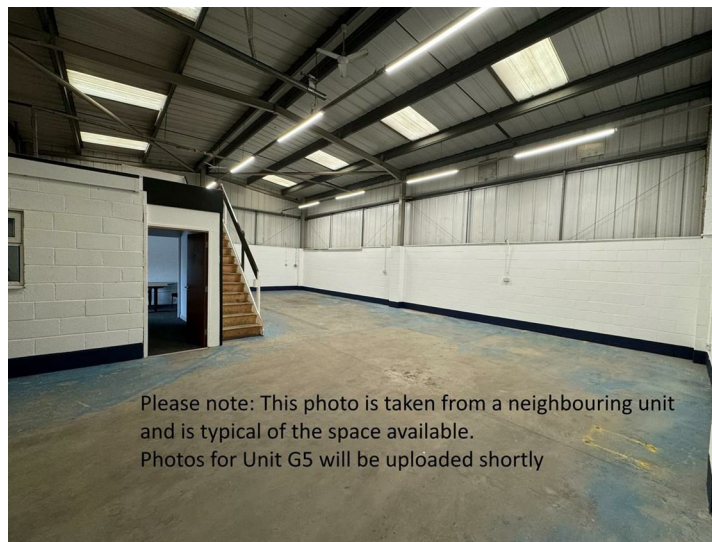
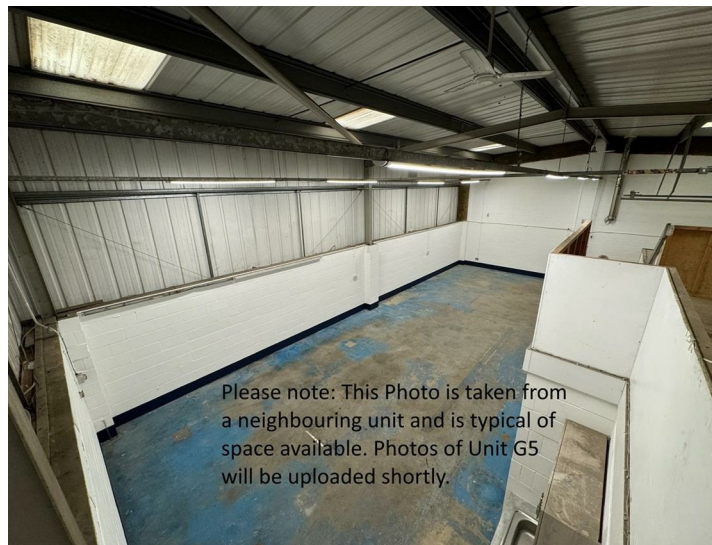
Each party to bear their own costs in connection with the lease. A lease can be issued within 7 days direct to the ingoing Tenant, meaning occupation can take place within 7-14 days of viewing.

VAT

VAT is applicable and will be added to the rent.

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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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