

Cropwell Bishop

NOTTINGHAM ROAD

TO LET

Warehouses
Agricultural

Up to 56,600sq ft (5,204 sq m)

PRICE ON APPLICATION

Stragglethorpe Grain Store
Nottingham Road
Cropwell Bishop
Nottingham
NG12 2JU

0115 941 5241

william@mussonliggins.co.uk

mussonliggins.co.uk

GENERAL DESCRIPTION

Agricultural Storage



FEATURES

- EXTERNAL YARD AVAILABLE
- LAB & DRYING FACILITIES
- IN/OUT LOADING SERVICE AVAILABLE
- CANTEEN & REST FACILITIES
- FULL MANAGEMENT SERVICE AVAILABLE
- TASCC/RED TRACTOR APPROVED SITE
- WASH BAY & INDUSTRIAL PRESSURE WASHER
- WEIGHBRIDGE
- ELECTRIC GATE
- CCTV
- 3 PHASE POWER
- FLOOD LIGHT

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ACCOMMODATION

Stragglethorpe Grain Store	Sq M	Sq Ft
Building 1	780	8,400
Building 2, 3, 4 (each)	657	7,071
Building 5	1,763.4	18,981
Building 6 (to be constructed)	1,440	15,500

LOCATION

The subject property is situated on Nottingham Road, just off the A46 junction, in the Rushcliffe district of Nottinghamshire. The on and off slip roads to the A46 are a short distance away, providing quick and direct access for commercial and HGV traffic.

The site benefits from excellent road connectivity. The A46 dual carriageway provides fast links south to Leicester and the M1/M69, and north to Newark and the A1, giving onward access to Leeds and the North. Nottingham city centre lies approximately 10 miles to the west, with the A52 providing further connections west to the M1 (Junction 25) and east to Grantham.

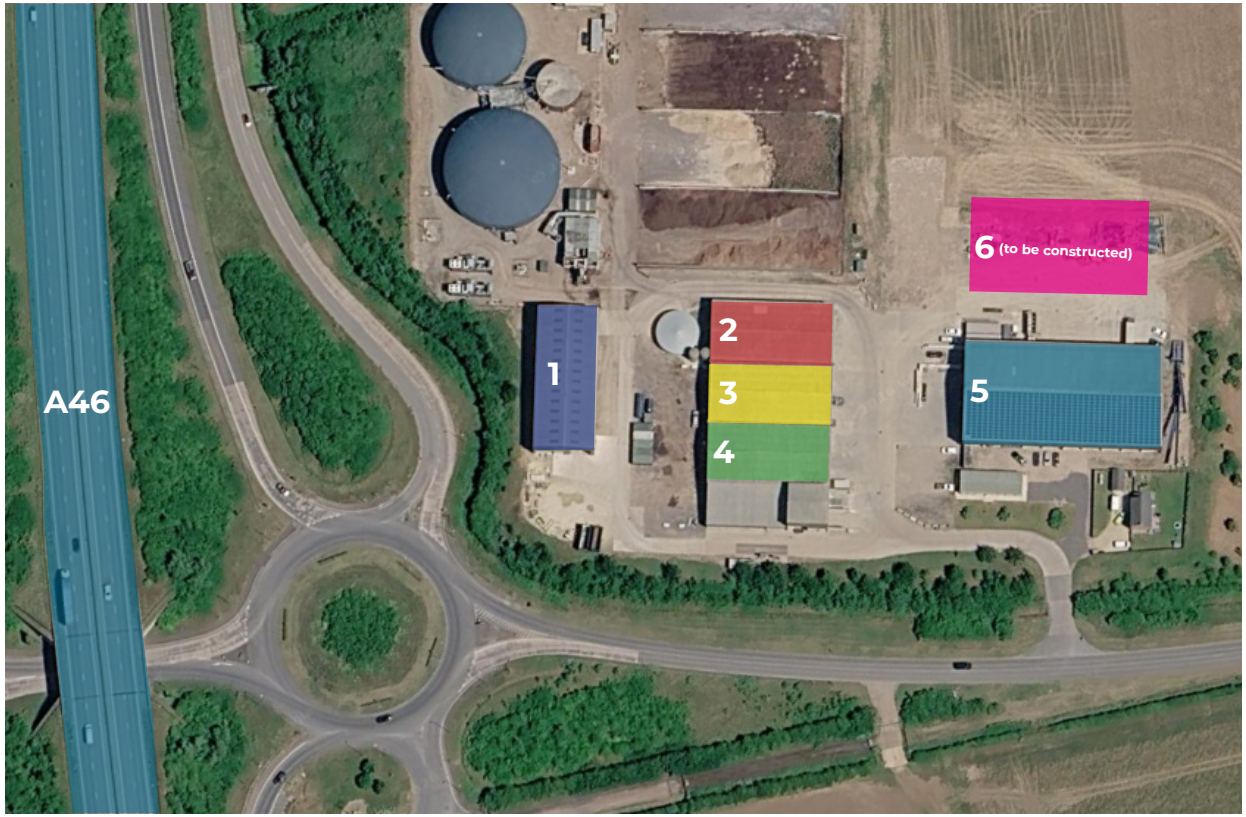
DESCRIPTION

The premises comprise five large single span steel buildings, with planning consent for a sixth, set within a secure site with a large concrete yard. The buildings may suit a variety of uses, subject to any necessary planning consents.

The site benefits from flood lighting, CCTV and electric gated access.

The buildings are available to let individually, or the whole site may be taken.











BUSINESS RATES
N/A

RENT
ON APPLICATION

Interested parties are encouraged to contact us for the latest availability

PLANNING
The premises are to be used for agricultural purposes only. Any alternative use would be subject to Landlord's consent and the necessary planning permission.

Interested parties should satisfy themselves that the use of the building is sufficient to their purposes.

EPC (ENERGY PERFORMANCE CERTIFICATES)
A copy of the building's Energy Performance Certificate can be obtained from the Agents.

TENURE
The premises are available on a new lease on terms to be agreed.

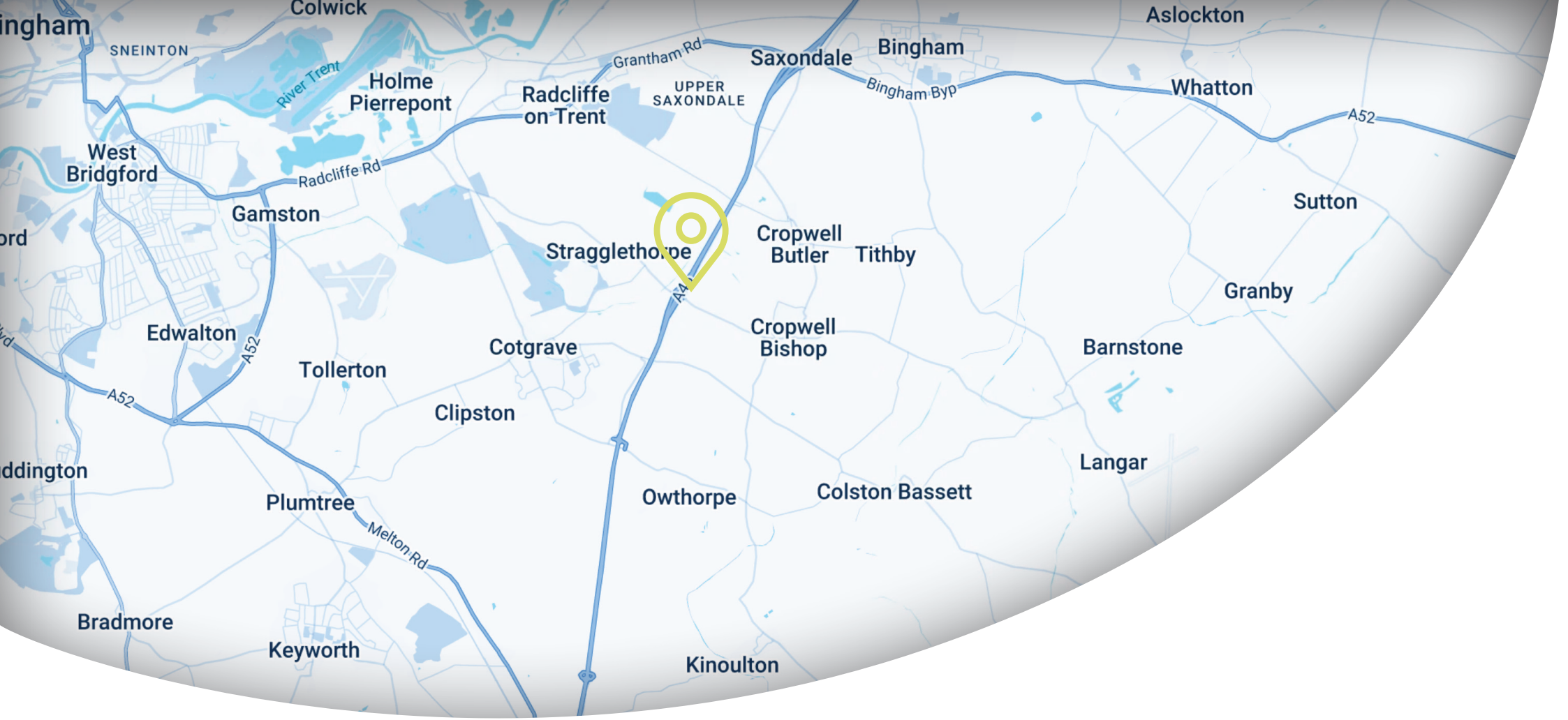
VAT
Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS
Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING
Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT
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MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS

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Beeston, Nottingham NG9 2PA

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LANDLORD & TENANT ADVICE

At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



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WILL COWLEY
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