



Working Together With



GEDLING
BOROUGH COUNCIL

TO LET

INDUSTRIAL UNITS

HAZELFORD WAY

NEWSTEAD

FLEXIBLE TERMS



Picture for illustrative purposes only

CONTACT 0115 9148219 or
email: estates@rushcliffe.gov.uk

LOCATION

Situated on Hazelford Way, off Hucknall Road, Newstead, NG15 0DQ. Approximately 10 miles north of Nottingham between Newstead and Annesley and approximately one and a half miles from Junction 27 of the M1 motorway. The A611 is situated less than half a mile from the units giving excellent communication with Nottingham and Mansfield.

ESTATE DESCRIPTION

This purpose built industrial estate, constructed in 1999, comprises 5 portal framed buildings, three units incorporated into a single block and a further two stand alone units. A general forecourt provides excellent access and turning. All premises benefit from the following:

- 4.5m (15 ft approx) eaves height
- Roller shutter door
- Personnel door
- Rear fire exit door
- Gas fired warm air heating
- Double glazed doors and windows
- Concrete floors
- Two toilets
- Fluorescent lighting
- Ample parking

AVAILABLE UNITS

Unit	Rent per annum (Excl of VAT)	Area Sq M (Sq Ft)
5	£9,750	180 (1,937)
7-9	£22,000	480 (5,167)
11	£14,250	300 (3,229)

All unit sizes are given in gross external area. All rents are exclusive of business rates and VAT and are based on the principal terms and conditions set out below.

PRINCIPAL TERMS AND CONDITIONS

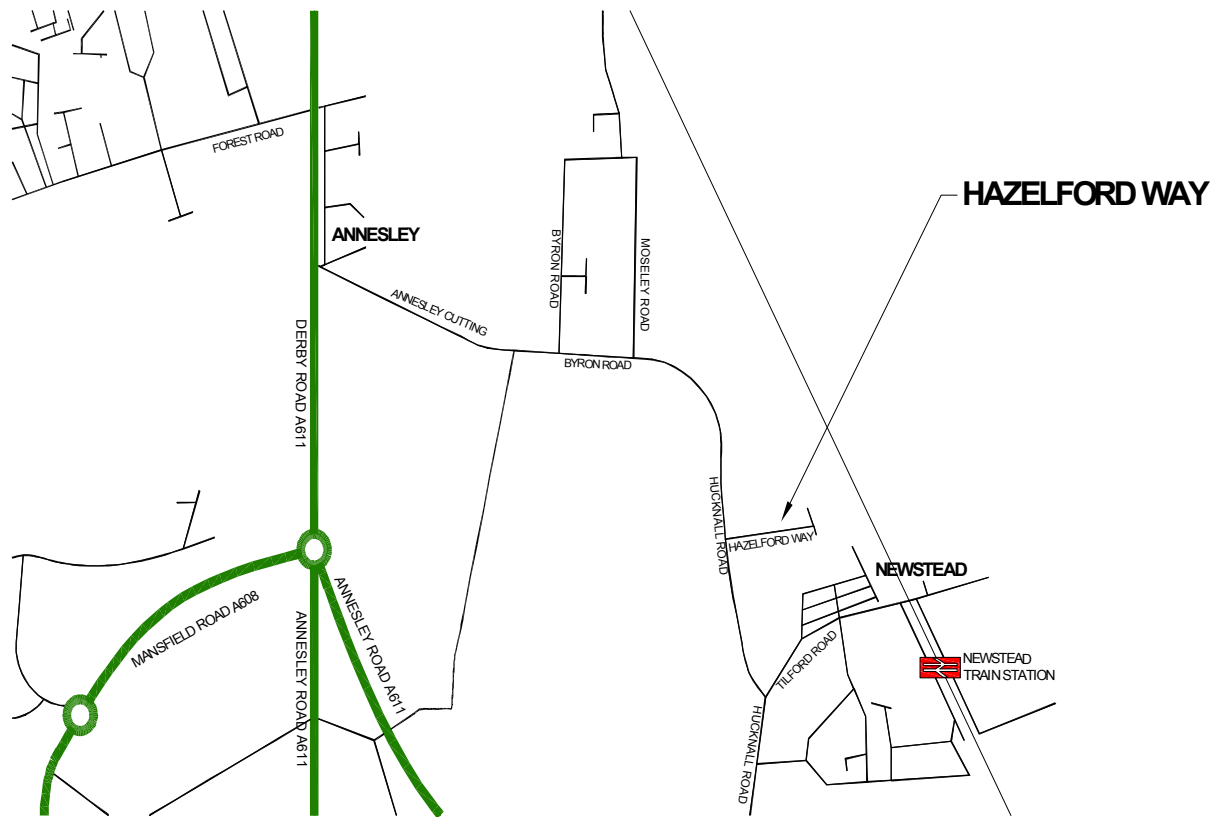
SUBJECT TO CONTRACT

1	Flexible Terms	Flexible terms available. Allowing a minimum occupation of six months, extending to a full six year period. The flexible termination clause allows the tenant to vacate at anytime on giving three months prior written notice.
2	Rent Review	A rent review will take place every 3rd year.
3	Deposit	The Tenant will pay a deposit equivalent to three months rent in advance of taking occupation of the premises.
4	Repair	The Tenant will be responsible for all external and internal repairs. Prior to handing over the keys, the Landlord will prepare a condition survey for the Tenant's approval. At expiry, the Tenant will be required to deliver up the premises in no worse condition than that shown in the condition survey.
5	Insurance	The Landlord will insure the premises and recharge the Tenant for this on an annual basis.
6	Service Charge	The Tenant will pay a fair proportion of the service charge, based on floor area, of the costs incurred by the Landlord for the maintenance etc of the communal and landscaped areas of the estate.
7	Use	The permitted use of the premises is Storage and Distribution or Office/Light Industrial (falling within classes B1 and/or B8). It is regretted that motor trade uses cannot be accommodated at these units.
8	Legal Costs	The Tenant will be responsible for its own legal costs and will contribute £250 towards the Landlord's legal costs.

FOR FURTHER INFORMATION OR TO VIEW THE PREMISES CALL:

Lauren Watson on 0115 9148219 or
e-mail: estates@rushcliffe.gov.uk

Rushcliffe Borough Council, Estates Section (Gedling), Civic Centre,
Pavilion Road, West Bridgford, Nottingham, NG2 5FE



1. These particulars are only a general outline for the guidance of intending Tenants and do not constitute in whole or in part an offer or a Contract.
2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.
3. All statements in these particulars are made without responsibility on the part of Rushcliffe Borough Council or Gedling Borough Council.
4. No statement in these particulars is to be relied upon as a statement or representation of fact.
5. Neither Rushcliffe Borough Council or Gedling Borough Council nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
7. Photographs may not necessarily show the unit in question. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection.
8. No assumption should be made in respect of parts of the property not shown in photographs.
9. Any areas, measurements or distances are only approximate.
10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
11. The VAT position relating to the property may change without notice.