

**ANDREW DIXON
& COMPANY**

Chartered Surveyors &
Commercial Property Consultants

**TO LET / FOR
SALE**

INDUSTRIAL



1 Daniels Way, Hucknall **Nottingham, NG15 7LL**

- Detached industrial unit extending to 26,100 sq ft with integral offices
- 1.5 acre site
- Established industrial area
- Excellent access to M1 via Junctions 26 and 27

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1 Daniels Way, Nottingham

LOCATION

Hucknall lies 7 miles north of Nottingham city centre and benefits from excellent access to the M1 motorway via Junctions 26 and 27.

The property is located on Daniels Way, 1.5 miles south of Hucknall town centre, just south of the A611 which connects to Junction 27 of the M1 via the A608.

Hucknall is an established industrial location and occupiers in the immediate area include Toll Global Forwarding, SAC, Wolseley, Briton Fabrications and GeoAmey. The subject property adjoins Harrier Park, a new 67 acre development of large commercial units.

DESCRIPTION

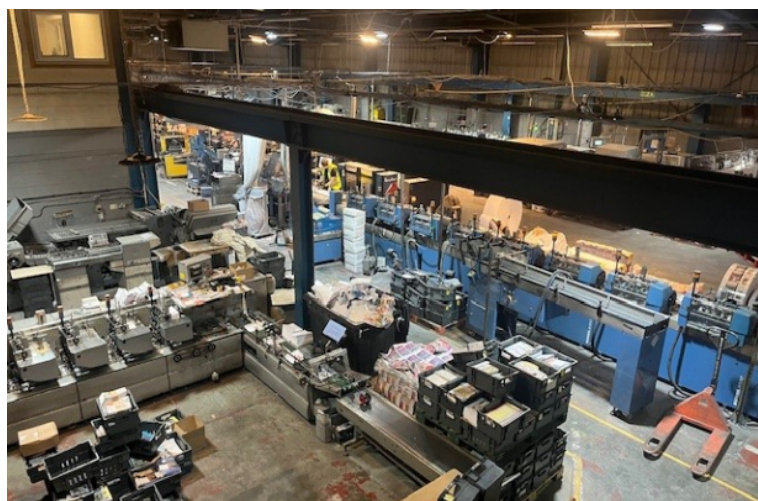
The property comprises a detached industrial unit constructed on a steel portal frame with an eaves height of 4.85m. It has two loading doors and is divided into two main areas internally, heated with warm air blowers. There are two storey integral offices including a canteen and toilet facilities.

There is a single access to the site from Daniels Way, a car park to the front of the unit and further parking along the side elevation. There is a yard to the rear of the unit with a basic building currently housing compressors. In the east corner of the site is a telecoms mast which is fully fenced.

ACCOMMODATION

Ground floor	23,190 sq ft	2,154.4 sq m
Main first floor offices	2,210 sq ft	205.4 sq m
Production office	267 sq ft	24.8 sq m
Mezzanine store	433 sq ft	40.2 sq m
Total	26,100 sq ft	2,424.8 sq m

Total site area 1.5 acres (0.61 hectares)



PLANNING

The property currently has planning permission for Class E, B2 & B8 use of the Town and Country Planning (Use Classes) Order 1987 (as amended).

TENURE

Freehold/Leasehold: The property is available for sale, or to let on a new full repairing and insuring lease.

PRICE / RENT

Price/rent upon application

SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

LOCAL AUTHORITY

Nottingham City Council, Admail 4270, Nottingham NG1 9YZX - Tel: 01159 154819.

BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £108,000.*.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D76.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Andrew Dixon MRICS

Direct Line: 01952 521005

Mobile: 07957 828565

Email: andrew@andrew-dixon.co.uk

Ref: JAGD/3854



Printcode: 2024628

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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