



**Nottinghamshire  
County Council**

**TO LET**

**UNIT 1 TRENT COURT**

**MAUN WAY**

**BOUGHTON INDUSTRIAL ESTATE**

**NEAR OLLERTON**



**CONTACT: PROPERTY (0115) 977 2479**

## **DESCRIPTION**

A semi-detached factory unit built in 1994 to a high specification within an established industrial location. The unit is constructed in brick and vertical cladding. The factory working area has a reinforced concrete floor and loading is via a manually operated roller shutter door which opens onto a reinforced concrete apron to the front forecourt.

The property also contains single storey offices constructed to the front which are accessible from the factory area or via external double personnel doors from the forecourt. A 3-phase electricity supply is available. Ample rooflights and windows to the front elevation are provided.

There is a forecourt to the front of the unit for loading, parking and turning, which consists of 10 car parking spaces. The site is also attractively landscaped, incorporating raised beds.

## **ACCOMMODATION**

The property comprises approximately:

- 432 sq metres (4,648 sq ft) of gross external factory space and 60 sq metres (645 sq ft) of single storey office space.
- The height to eaves is 4.5 metres.
- Please note - The previous tenants of the unit have left the unit out of repair, which includes the construction of a number of internal rooms within the factory area and a mezzanine floor.

## **ACCESS**

Boughton Industrial Estate straddles the A6075 between Boughton and Kirton to the east of Ollerton. Travelling along the A6075 from the Ollerton direction, approximately two miles from the Ollerton roundabout, turn right into Trent Road, which leads into Maun Way. Access to Trent Court is directly off Maun Way.

## **LEASE**

The premises are available to let for a term of years to be agreed upon full repairing and insuring terms.

## **RENT**

£24,000.00 per annum exclusive, payable quarterly in advance.

In addition, there will be a service charge of £1,100.00 per annum, payable annually in advance, for upkeep of the common areas.

## **RATES**

The 2005 rateable value for the property is £19,250.00. We are advised that the current rates payable are £8,893.00 per annum although interested parties are advised to contact Newark & Sherwood District Council on 01636 655386 to confirm this.

## **COSTS**

Both parties will be responsible for their own legal costs in connection with the preparation and completion of the lease.

The ingoing tenant will be responsible for any costs incurred in complying with the Land Registration Act 2002 and Stamp Duty Land Tax 2003.

## **VIEWING**

By prior appointment

Contact: Brian Hoyle  
Telephone: 0115 977 2479  
Facsimile: 0115 977 2074  
Email: [brian.hoyle@nottscc.gov.uk](mailto:brian.hoyle@nottscc.gov.uk)

## **NOTTINGHAMSHIRE COUNTY COUNCIL GIVES NOTICE THAT:**

1. Nottinghamshire County Council shall not be liable to any intending tenant to pay compensation, damages or otherwise for any mistakes, errors, misrepresentations, illegalities or otherwise contained herein.
2. None of the statements contained herein as to this property are to be relied on as statements or representations or fact.
3. Any intending tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein.
4. Nottinghamshire County Council does not make or give any representation or warranty whatsoever in relation to this property and neither has any staff the authority to do so.

Plan provided by: cf

