



TO LET

UNIT 1, HILLCREST PARK

HOYLE ROAD, CALVERTON,
NOTTINGHAM NG14 6QJ

214.76 sq m **(2,311 sq ft)**

Light industrial / office located on
well established industrial estate

- Hybrid unit
- Good quality fit-out
- 3 car parking spaces
- Front level loading
- Eligible for Small Business Rates Relief



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG

**AVAILABLE
NOW**





LOCATION

Hillcrest Park is situated in the well-established village of Calverton, approximately 8.5 miles north-east of Nottingham city centre and 10.5 miles south-east of Mansfield town centre, providing occupiers with convenient access to both labour pools and local amenities.

The property forms part of a recognised industrial estate environment and benefits from strong road connectivity, being located approximately 1 mile from the A6097 and 2.5 miles from the A614 and A60. These routes provide direct links to Nottingham, Mansfield and the wider East Midlands motorway network.

DESCRIPTION

Unit 1 has most recently been fitted out to provide office accommodation, offering a ready to occupy solution for businesses seeking self-contained workspace within an established commercial environment. The unit retains the inherent characteristics of an industrial building and can readily be adapted to reinstate warehouse accommodation, providing flexibility for occupiers requiring storage, light industrial or hybrid space.

ACCOMMODATION

Measured on a Gross Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Unit 1	214.76	2,311
TOTAL GIA	214.76	2,311

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

The property has an EPC rating of 73 falling within Band C.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

Charging Authority:	Gedling Borough Council
Description:	Ground Floor Workshop
Rateable Value:	£14,500
Period:	2026/27

TENURE

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£23,110 per annum

VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



SUBJECT TO CONTRACT

Viewing: By prior appointment
with the sole agents.

CHARLOTTE STEGGLES

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability of service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.