

FOR SALE HYBRID BUSINESS PREMISES

SYNERGY HOUSE, UNIT 1, CALVERTON BUSINESS PARK

Hoyle Road, Calverton, Nottingham, NG14 6QA



Key Highlights

- Attractive modern business unit with convenient access to the A6097, A614 and Nottingham city centre
- Popular modern business park location
- Rare freehold opportunity
- Hybrid warehouse with high quality offices
- GIA 706 sq m (7,603 sq ft)
- 15 car parking spaces

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Location

Calverton is located eight miles north east of Nottingham city centre, accessed via the A614, B6386 and A6097. Calverton provides good access to a number of major roads including the A46 dual carriageway, A52 and A614 which leads to the A1 to the north.

Calverton Business Park is a modern and popular business location home to a variety of companies including Atomic Interiors, ALD Plastering, The Storage Bed Company and Olympic Shavers amongst others.

Calverton Business Park is accessed off Hoyle Road, which connects with Mansfield Lane on the northern outskirts of the village.

Synergy House occupies a commanding position at the entrance to the business park at the junction of Hoyle Road with Mansfield Lane.

Description

Synergy House was constructed in 2008 and comprises an end of terrace steel portal framed business unit with part cavity brick/concrete block elevations surmounted by metal profile steel cladding to the upper parts and pitched roof. The internal eaves height is approximately 6m and the unit benefits from a sectional loading door in the front elevation (5.78 m height by 4.18m width).

The property has been extensively fitted out to provide a mix of storage and office accommodation arranged over two floors. The ground floor currently provides a double height storage area with loading door, entrance/reception with WC plus extensive ground floor stores. The first floor comprises a mixture of both open plan and cellular office space. The specification of the offices is generally raised carpeted floors, painted plastered walls, suspended ceilings inset with air conditioning units and lighting, together with some wall mounted units and double glazed windows throughout.

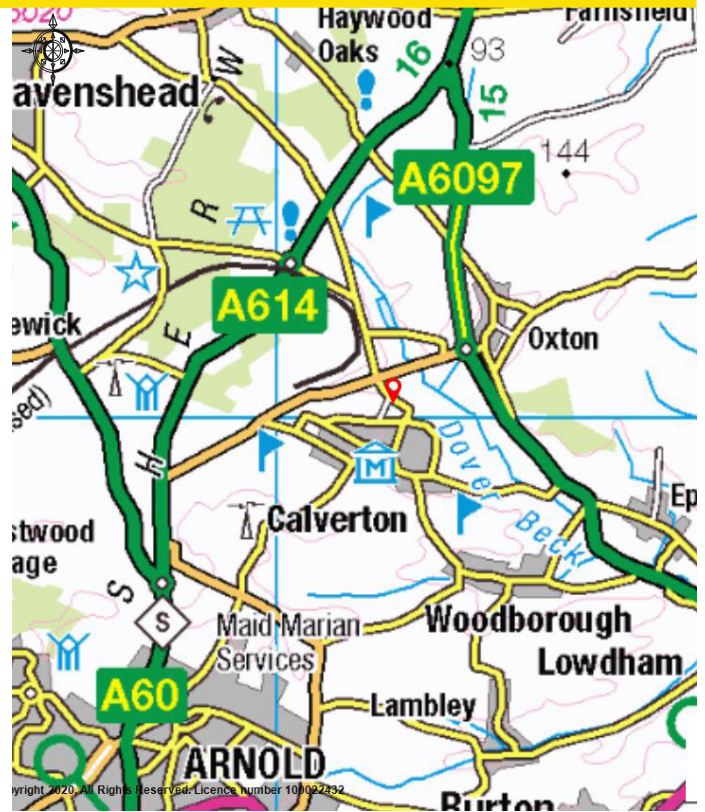
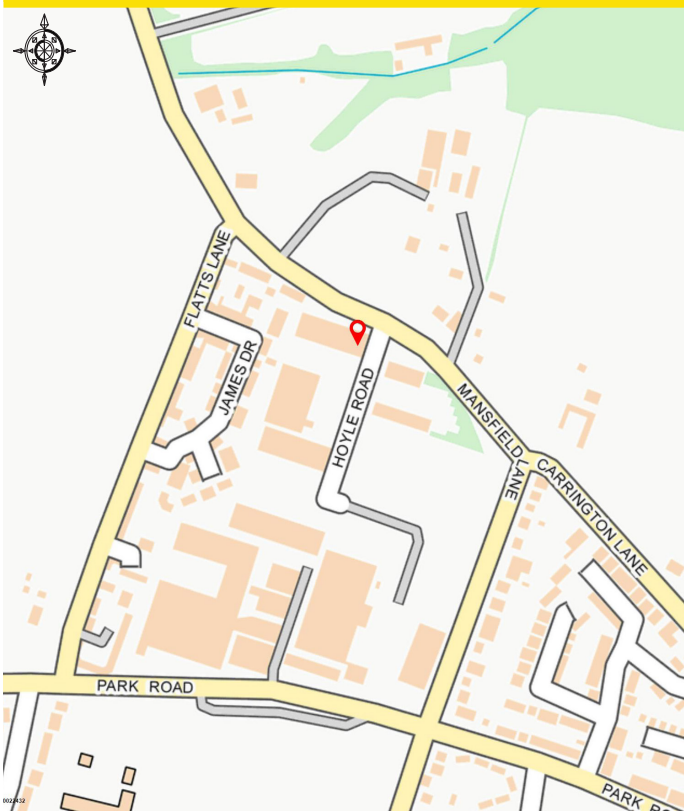


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Accommodation

From measurements taken on site we calculate the property provides the following gross internal area:

FLOOR	SQ M	SQ FT
Ground	396.37	4,267
First	309.88	3,336
TOTAL	706.25	7,603

Externally the property benefits from 15 designated car parking spaces.

Services

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

Planning

The property has planning consent for B1 (Light Industrial) and B8 (Storage & Distribution) Uses within the Town & Country Planning (Use Classes) Order 1987.

Rateable Value (2017)	£33,250
Rates Payable 2020/2021	£16,724.75

Contact

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EPC

EPC Rating C75.

Tenure

Freehold.

Guide Price

£550,000.

VAT

We understand that VAT is payable on both the sale price and service charge at the prevailing rate.

Service Charge

A service charge is levied in respect of the maintenance and upkeep of the common parts within the Calverton Business Park. Further details available upon application.

Legal Costs

Each party are to bear their own legal costs incurred in this transaction.

Viewing and further information

Strictly by prior appointment with the Joint Sole Agents, Savills or Cottrell Commercial, Eddy Cottrell, 01928 733333, eddy@cottrellcommercial.co.uk