



The Haybarn Hill Farm Etwall Road Willington Derby DE65 6DX
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FOR SALE

(INVESTMENT)

Unit 3 Third Avenue Greasley Street Bulwell Nottingham NG6 8ND

DESCRIPTION

Unit 3 is an excellent Investment property located on Third Avenue which is accessed off Lillington Road via Greasley Street. Bulwell is a suburb to the North West of Nottingham city centre approximately 5 miles distant. Recently refurbished with fully fitted offices, making up 4954 sq ft. "A" Score tenant. Rent passing - £20,000 pa

- Steel Framed Construction
- PVC coated & Insulated Profile Cladding
- Translucent Rooflights
- P A doors with locked shutters
- Roller shutter doors
- Power floated concrete floor
- Three phase power supply 300kva
- WC & hand wash facilities
- 5M eaves height
- Tarmac surface to car parking areas & roadways

LOCATION

Third Avenue Bulwell is situated 5 miles from the centre of Nottingham and benefits from good road communications with A610 & the A50, M1/M6 link road within close proximity.

SERVICES

Mains water, drainage and electricity are available and connected

PLANNING

B1 (Light Industry), B2 (General Industry) and B8 (Warehouse and distribution)

TENANT

Gem Interiors

A large Joinery and shop fitting company.

Five Year lease commencing October 2006

Rent

Year 1 £15000 pa + vat

Year 2 £17000 pa + vat

Year 3 – 5 £20000 pa + vat

For Sale Freehold

£225,000 + vat