

To Let

The Loft House, Crifftin
Enterprise Centre,
NG14 6AT



£8,500 per annum.

Location

The property is located within the Crifftin Enterprise Centre, a secure site which occupies a prominent position on the Oxton Road (A6097) between the A614 and the improved A46. The M1 and A1 are within easy reach.

Accommodation

The first floor is largely open plan and attractive exposed beams with a WC off the hallway. The ground floor there is a small kitchenette and good size entry. The office has been re-furnished. The business park operates between the hours of 6:30am - 8pm, 7 days a week. The property is available for immediate occupation.

Superb Office in Attractive Rural Location

The Building

The subject property is located within a development of attractive brick-built offices. There are two parking spaces available but more parking on site could be available. There is a dedicated fibre optic broadband feed, allowing for excellent internet speeds at an additional cost.

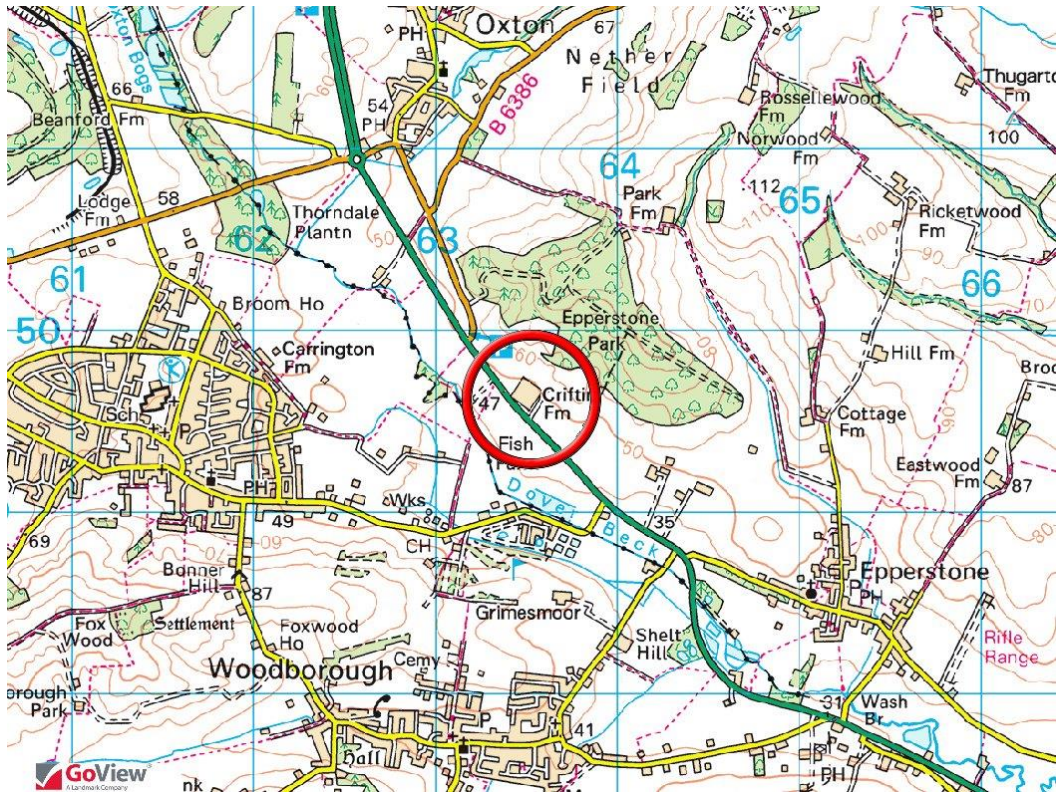
Ground Floor		
Kitchen	4.86sqm	52sqft
First Floor		
Main Office	36sqm	395sqft
W/C	5.21sqm	56sqft

The property has the above approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice

For further information and to arrange access for an onsite inspection please contact Rex Gooding on 0115 945 5553 or info@rexgooding.com



Location Plan



Tenure

To be advised

Legal Costs

Each party is to bear their own legal costs.

Planning

It is our understanding that the property benefits from planning permission for its current use under Use Class E (commercial service and business) under the Town and County Planning (Use Classes) Order 1987 and its subsequent amends.

VAT

Prices are quoted exclusive of Value Added Tax (VAT) which may apply.

Business Rates

Business Rates are assessed as follows:

Rateable Value: £3,450

Multiplier (2023/2024): 0.512

Interested parties are advised to confirm these figures directly with the relevant local authority.

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 purchaser.

Floor Plans

The Loft House, Crifflin Enterprise Centre, Oxton Road, Epperstone, NG14 6AT



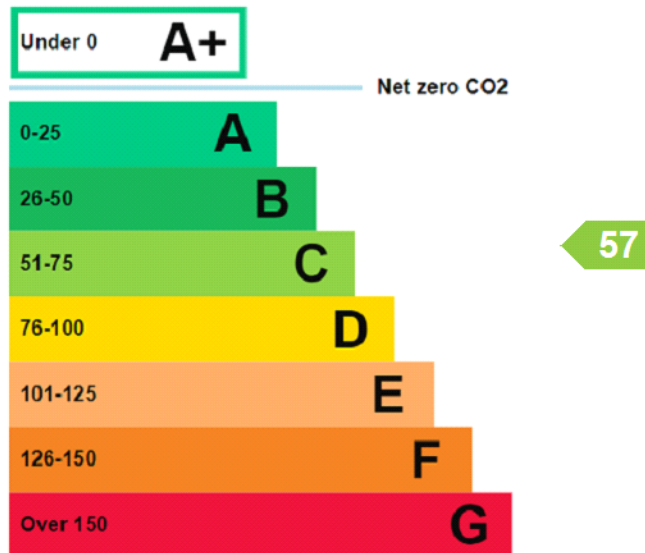
Total Area: 70.9 m² ... 763 ft²

All measurements are approximate and for display purposes only

EPC

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

PROPERTY MISDESCRIPTION ACT

1. All statements contained in these particulars as to this property are made without responsibility on part of Rex Gooding, 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 or 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.