

Moor Farm Brick Blue Barn Moor Farm, Asher Lane,
Ruddington, Nottinghamshire, NG11 6JX
TO LET £10,000 per annum Approx. 1,500 Sq. Ft

Moor Farm Brick Blue Barn Moor Farm, Asher Lane
Ruddington
Nottinghamshire
NG11 6JX

A rare opportunity to lease a substantial traditional brick-built barn premises in the highly desirable village location of Ruddington, South Nottinghamshire.

Strategically positioned in Ruddington (NG11 6JX), the property enjoys excellent access to Nottingham city centre approximately 5 miles to the north, with convenient connections to the A60, A52, and M1 motorway network, making it well located for occupiers requiring strong local and regional transport links







Constructed in attractive red brick with a pitched slate roof and secure access doors, the property offers versatile accommodation suitable for a range of storage, workshop, agricultural, or light commercial uses, subject to the necessary consents.

The premises are available on a 3-year lease term and are offered in a condition ready to be cleared and occupied immediately, allowing an incoming tenant the flexibility to configure the space to suit their operational requirements.

Electricity is not currently installed within the unit and will need to be connected by the tenant. By way of incentive, the landlord is prepared to allow the cost of electrical installation to be offset against the first year's rent, subject to specification and prior agreement.

Key Features

- Traditional detached brick barn premises

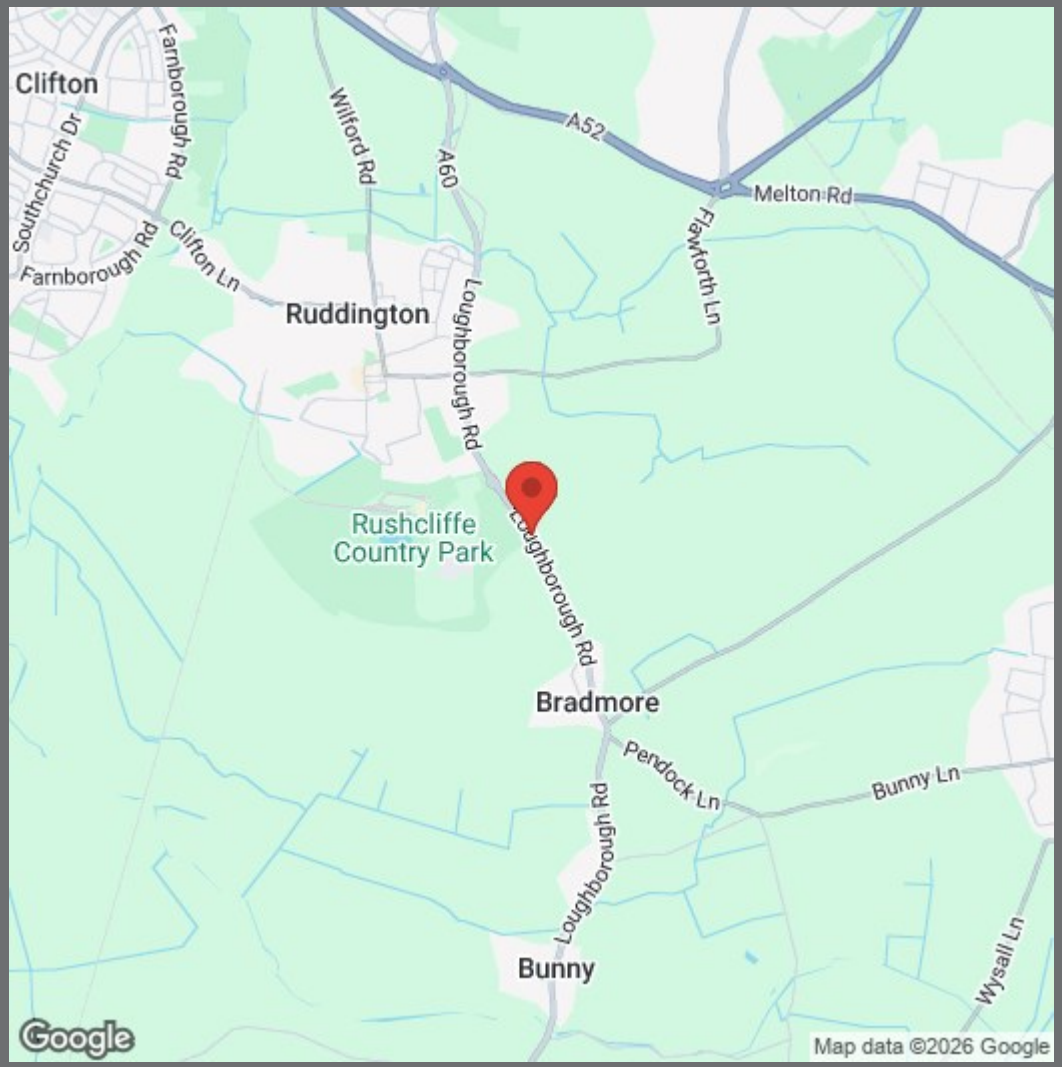
- Available on a 3-year lease

- Suitable for storage, workshop, agricultural or light commercial use

- Immediate occupation available

- Tenant to install electricity supply

- Electrical installation cost deductible from first year's rent



GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chamber Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel- (01664) 560181 Option 5 Commercial

TERM: The property is available by way of a new Full Repairing and Insuring (FRI) lease for a minimum term of 3 years.

SERVICES: Electricity is not currently installed within the unit and will need to be connected by the tenant.

EPC : N/A

VAT: VAT is Payable on Rent

- Traditional detached brick barn premises
- Available on a 3-year lease
- Suitable for storage, workshop, agricultural or light commercial use
- Immediate occupation available
- Tenant to install electricity supply
- Electrical installation cost deductible from first year's rent
- £10,000 + VAT per annum
- Approx. 1,500 Sq. Ft

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