

# FOR SALE

**LANGFIELD HOUSE  
9 RODEN STREET  
NOTTINGHAM**



**WELL LOCATED INDUSTRIAL UNIT  
GIA: 1,438 SQ FT (133.6 SQ M)**

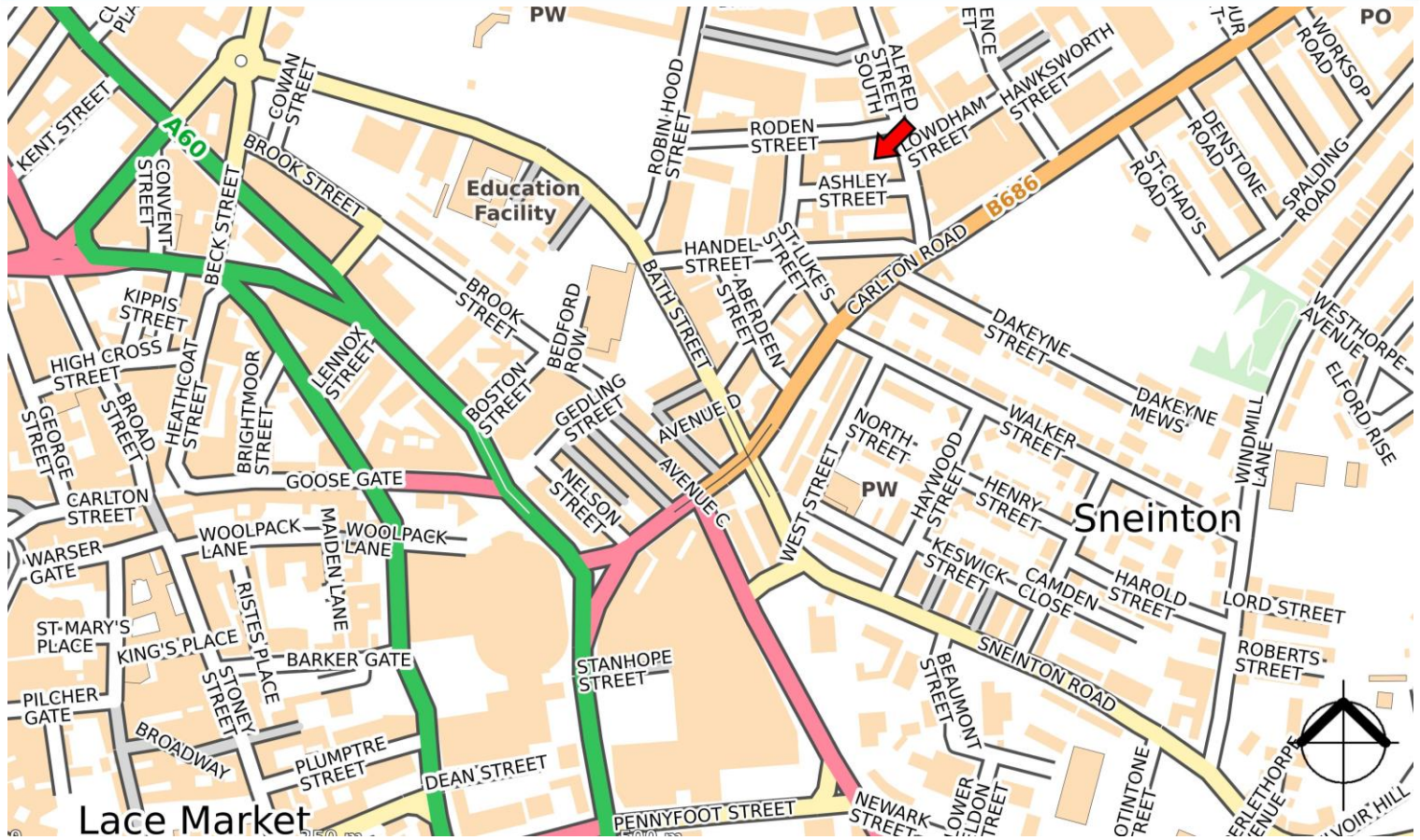
**RARE FREEHOLD OPPORTUNITY  
POPULAR INDUSTRIAL LOCATION  
3.6M TO EAVES  
SECURE SHARED YARD / LOADING AREA  
3 PHASE ELECTRICITY SUPPLY**

**SAT NAV: NG3 1JH**

Property Particulars

**Geo  
Hallam &  
Sons**

**0115 958 0301  
www.geohallam.co.uk**



## LOCATION

Langfield House is located on the corner of Roden Street and Alfred Street South to the east of Nottingham city centre, accessed via the arterial route known as Carlton Road. The location is well positioned within Nottingham city centre, providing convenient access to the A616 and Nottingham's outer ring road.

Nearby occupiers include Sneinton Market and Lidl, with Stonebridge Court and the Robin Hood Industrial Estate also located in close proximity.

## DESCRIPTION

The subject property comprises a single storey semi-detached warehouse / industrial unit constructed of traditional brick elevations beneath a pitched north lit roof.

The property provides open plan warehouse / storage accommodation with a concrete floor, 3-phase electricity and a roller shutter door leading onto the shared yard accessed off Roden Street. The unit has an internal eaves height of 3.6m and a WC to the rear of the unit which is situated beneath the mezzanine floor.

The front yard is shared with the adjoining building, providing loading into the building, along with parking for approximately 4 vehicles.

The container and equipment shown in the images is to be removed by the existing occupier.

## ACCOMMODATION

The property has the following Gross Internal Areas in accordance with the RICS Code of Measuring Practice, 6<sup>th</sup> Edition:

| Description  | sq m         | sq ft        |
|--------------|--------------|--------------|
| Ground Floor | 114.2        | 1,229        |
| Mezzanine    | 19.4         | 209          |
| <b>Total</b> | <b>133.6</b> | <b>1,438</b> |

Measurements are approximate and Geo Hallam & Sons cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

## TERMS OF DISPOSAL

The premises are available Freehold with the benefit of vacant possession.

## GUIDE PRICE

Offers are invited in the region of:

**£175,000**  
**(one hundred & seventy five thousand pounds)**

## BUSINESS RATES

From investigations of the Valuation Office Agency website it is understood that the property is assessed as follows:

Local Authority: Nottingham City Council  
Description: Warehouse & Premises  
Rateable Value: £4,150

The rateable values fall below the threshold for Small Business Rates Relief and therefore interested parties are advised to make their own enquiries of the Local Authority Rates Department in this regard.

## SERVICES

It is understood that mains water and electricity are available and connected to the premises.

## PLANNING

From enquiries made of Nottingham City Council it is understood that the property currently has the benefit of consent under Use Class E (Business) and Class B2 (General Industrial) and B8 (Storage & Distribution).

Alternative uses may be permitted, although interested parties are advised to make their own enquiries of Nottingham City Council's Planning Department in respect of their proposed use.

## VAT

All rents are quoted exclusive of VAT, if applicable.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be provided in due course.

## ANTI-MONEY LAUNDERING (AML)

Any offers accepted will be subject to completing AML checks.

## LEGAL COSTS

Each party will be responsible for their own legal costs involved in this transaction.

## VIEWING

Strictly by appointment with the sole agents Geo Hallam and Sons:

**Contact:** Giles Davis  
**Direct Tel:** 0115 958 0301  
**Email:** giles@geohallam.co.uk

January 2025

**Geo  
Hallam &  
Sons**

**0115 958 0301**  
**www.geohallam.co.uk**

**Chartered Surveyors**

**24 Regent Street  
Nottingham  
NG1 5BQ**

**Tel : 0115 958 0301  
Fax : 0115 950 3108**

## Property Particulars

**MISREPRESENTATION ACT:** Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. **2)** All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. **3)** No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.