

Unit 33, Trent Gateway | Technology Drive | Beeston | Nottingham | NG9 1LA

Modern warehouse/industrial unit with first floor offices located on the established Beeston Business Park

408.49m²
(4,397ft²)

- 5.7 metre eaves rising to 6.6 metres at the apex
- Clear span warehouse space
- 3 Phase power and full height roller shutter door
- First floor offices
- Fenced and secure business park with security and 24/7 access
- Walking distance from Beeston train station



TO LET



Location



Gallery



Video



Contact



Location

Trent Gateway is located within Beeston Business Park, a 40 acre site providing a mix of industrial and office accommodation.

Easily accessible from Junction 25 of the M1, Trent Gateway is a business park environment immediately adjacent to Beeston train station which goes directly to London and a short walk from Beeston town centre and the tram. East Midlands International Airport is 12 miles south of the Business Park and easily accessible from the M1.

Description

The property comprises a modern steel portal frame industrial unit with first floor offices built in 2021. The specification of the unit includes:

- Clear span warehouse
- 5.7 metres to eaves rising to 6.6 metres at apex
- Full height electric roller shutter door
- 37.5kN sq/m floor loading
- 3 Phase power
- Translucent roof lights
- LED lighting
- WC and kitchen facilities
- First floor offices
- Securely fenced and gated site
- Allocated car parking
- 24/7 access





Floor Areas

From measurements taken on a GEA basis we calculate the following:

Description	m ²	ft ²
Ground Floor	318.38	3,427
First Floor Offices	90.11	970
Total	408.49	4,397

(This information is given for guidance purposes only)

Rent

We re quoting a rent of:

£48,500 per annum exclusive
(Forty eight thousand five hundred pounds)

Business Rates

From enquiries of the Valuation Office website, we understand the following:

Rateable Value from 1 April 2023: £20,000

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Broxtowe Borough Council)

Service Charge

The current annual service charge administers the upkeep, maintenance, cleaning of the common areas and external fabric of the building.

This currently runs at **£5,209.53 per annum**.

Green Credentials

The property benefits from excellent green credentials to include:

- Electric vehicle charging points
- Low air permeability design
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking



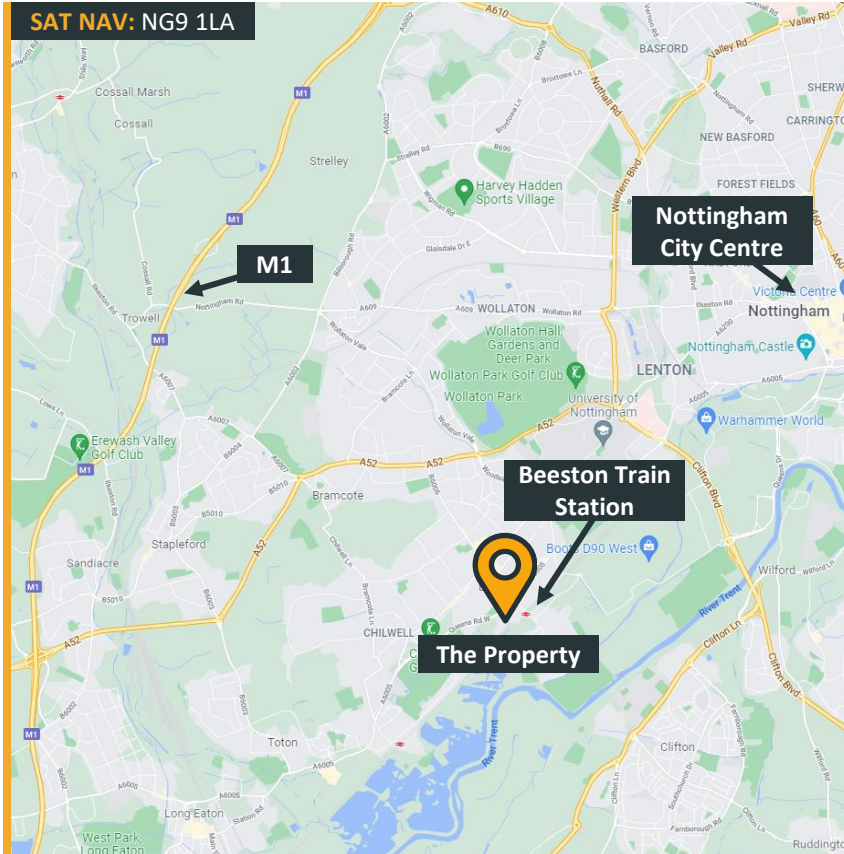
EPC

The EPC Rating for the property is B-42.

VAT

VAT applies to rent and other payments due under the lease.





Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

Anthony Barrowcliffe
07557 972008
anthony@fhp.co.uk

Mark Tomlinson
07917 576254
mark@fhp.co.uk



Fisher Hargreaves Proctor Ltd.
10 Oxford Street
Nottingham, NG1 5BG
fhp.co.uk

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.