

# Modern warehouse / industrial buildings available as a whole or individually set in 3.8 acres

3,100m<sup>2</sup> - 6,840m<sup>2</sup>  
(33,255ft<sup>2</sup> - 70,606ft<sup>2</sup>)

- Rare opportunity to acquire a large freehold site
- Located within popular Riverside Business Park – 2.5 miles west of Central Nottingham
- Accessed from the A453
- Building 1 – 37,351ft<sup>2</sup>
- Building 2 – 33,255ft<sup>2</sup>



**FOR SALE**



Location



Video



Gallery



Contact

## Location

Riverside Business Park is accessed from the A453, 2 miles south west of Central Nottingham and comprises a modern mixed use business park within the Lenton Lane Industrial Estate.

The A453 connects to the A52 (0.5 miles from the site) which in turn provides direct access to Junctions 24, 25 and 26 of the M1 – the three M1 junctions which serve Nottingham.

Nottingham Station is accessed by the A453 and is 1.5 miles north east of the site.

East Midlands Airport is located approximately 13 miles south west of the property accessed by the A453 / J24, M1.

Nottingham is at the heart of the East Midlands with 89% of the UK population accessible within a 4 hour HGV drive time.

## Floor Areas

Building	M <sup>2</sup>	Ft <sup>2</sup>
Building 1 – Offices	775	8,346
Building 1 – Warehouse	2,965	29,005
<b>Building 1 – Total</b>	<b>3,740</b>	<b>37,351</b>
Building 2 – Offices	101	1,084
Building 2 – Warehouse	2,999	32,171
<b>Building 2 – Total</b>	<b>3,100</b>	<b>33,255</b>
<b>Total</b>	<b>6,840</b>	<b>70,606</b>



## The Property

Built in two phases from 1994 the property comprises two steel portal framed warehouses facing into a concrete surfaced large shared service yard.

## Specification

- Steel portal framed units
- Unit 1 (built 1994) provides road facing two storey offices of brick elevations with inset aluminium powder coated window units.
- The elevations of the 2 units are otherwise vertical profile cladding.
- Low pitched sheeted and insulated roof with inset light panels.
- Unit 1 – 17 dock level doors and 1 level access door.
- Unit 2 – 26 dock level doors and 1 level access door.
- Good provision of ground and first floor offices within Unit 1. Modest welfare and warehouse offices within Unit 2.
- Gatehouse controlled fenced access and egress from Rennie Hogg Way.
- Concrete surfaced loading yard.
- Central fuel facility and canopy.

## Energy Performance Certificate

The two buildings have C accreditation.





## Planning

We believe that the site was originally granted planning consent for the construction of a distribution warehouse with associated offices and parking in February 1994.

Under a planning decision granted 25<sup>th</sup> April 2002 consent was granted we believe for the second unit, for the erection of a new distribution centre.

*[Prospective purchasers are advised to make their own enquiries to Nottingham City Council to establish whether or not they require a change of use Planning Application to suit their needs].*



## Rateable Value

The premises are currently assessed on one larger assessment and will need to be reassessed in due course.

## VAT

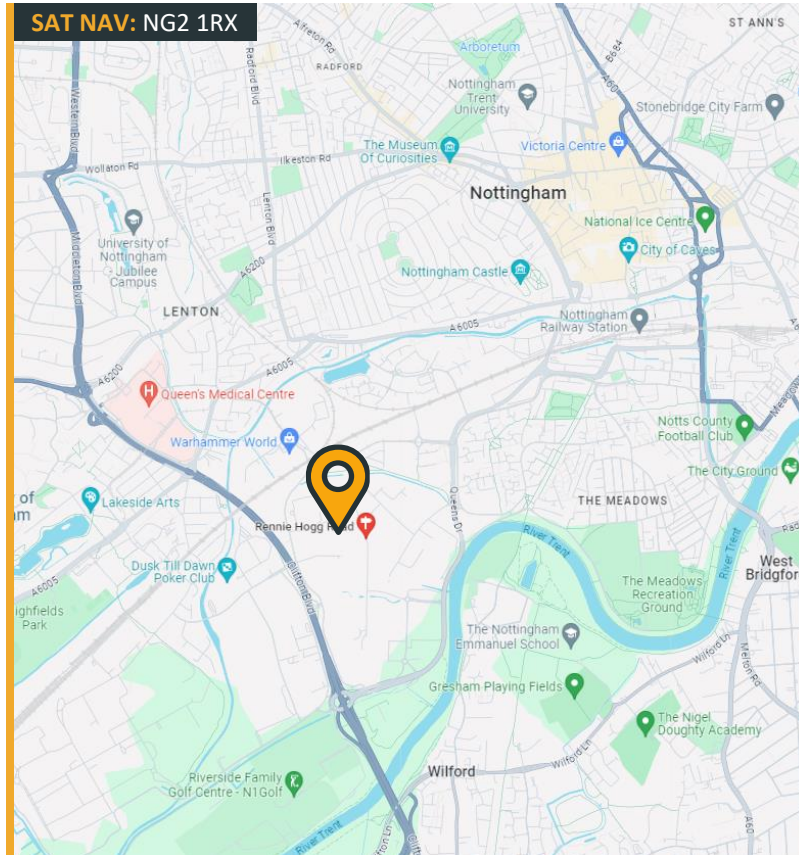
VAT will apply at standard rate.

## Further Information

Further information is available upon request to include:-

- Condition survey
- Summary Title information
- Proposed site plans





## Price

The freehold interest in the site is available with vacant possession at:-

**£6,000,000**  
**(Six million pounds)**

## Contact

For further information or to arrange a viewing please contact us or our joint agents, M1 Agency, by calling or clicking on the emails below:

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