

Former National Tyres | 167 Castle Boulevard | Nottingham | NG7 1GN

Former National Tyres unit with roadside prominence fronting onto Castlewood Boulevard

312m²
(3,359ft²)

- Clear span warehouse space
- Prominent location within reach of Nottingham City Centre
- Excellent roadside prominence
- Parking facilities to the front of the property
- Office/ancillary space internally
- Suitable for a variety of uses



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

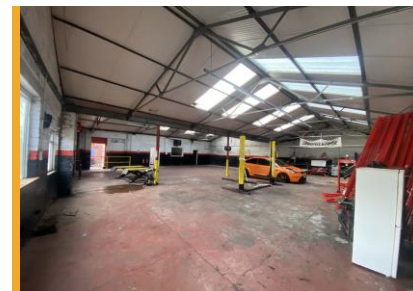
The property is situated within a prominent location fronting onto Castle Boulevard, approximately 0.5 miles from Nottingham City Centre. The A605 is one of the city's main out of town arterial routes within minutes access of the A52 leading to Junction 25 of the M1.

The property is located within close vicinity to the well-established Castle Park Industrial Estate which is home to a mixture of local, regional and national operators. Castle Boulevard has excellent transport links with the NET tram system, train station and bus stops nearby as well as ample car parking facilities.

Description

The unit comprises warehouse space of masonry construction with ancillary accommodation within. The full specification includes:

- Clear span warehouse space
- Solid concrete floors
- Large wooden entrance doors
- WC and kitchen facilities
- Office accommodation
- Prominent roadside location
- Three-phase power
- Clear transparent roof lights
- Parking facilities





Location



Gallery



Contact



Floor Areas

From measurements taken on site, we calculate the property has the following Gross Internal Area (GIA):

312m² (3,359ft²)

(This information is given for guidance purposes only)

Business Rates

The business rates are currently in the process of being split.

Guide figures can be provided by the agent.

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

Rent

The property is available on a subletting basis for a term until 9th April 2033 at a quoting rent of

**£22,000 per annum exclusive
(Twenty two thousand pounds)**





Location



Gallery



Contact





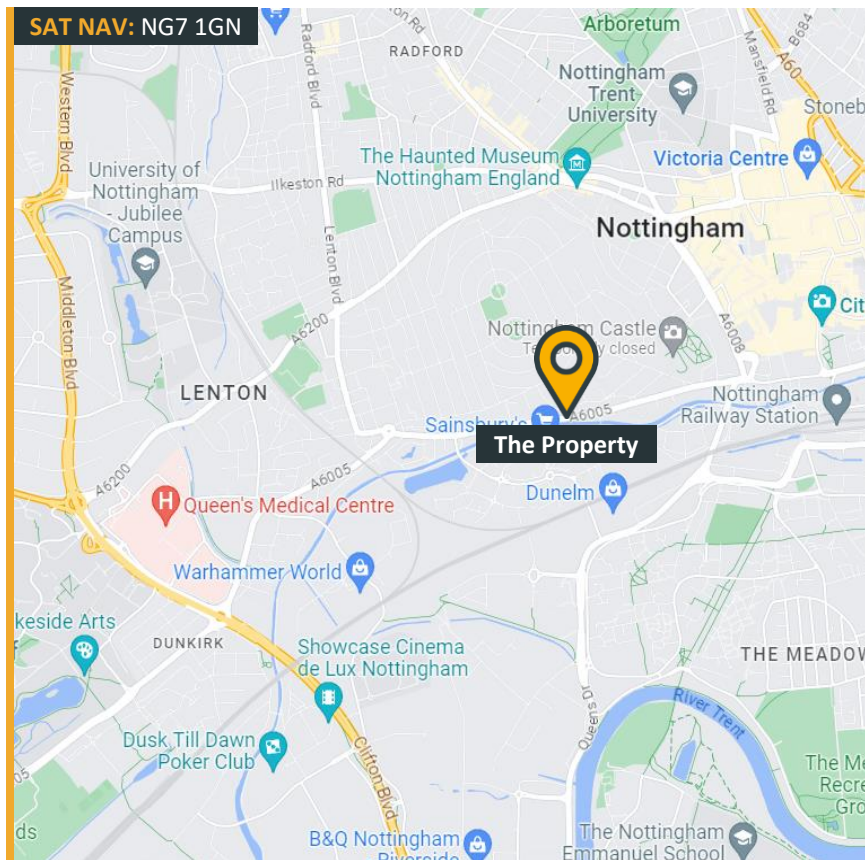
Location



Gallery



Contact



EPC

The property has an EPC Rating of D-79.

VAT

We understand that VAT is applicable to the 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:

Amy Howard

07887 787 894

amy.howard@fhp.co.uk

Guy Mills

07929 716 330

guy.mills@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

07/03/2024