

Wigman Road | Bilborough | Nottingham | NG8 3HY

High calibre detached warehouse with secure rear yard

2,075.79m²
(22,343ft²)

- Good quality warehousing space just off Nottingham's ring road with quick access to City Centre and J26, M1
- Heating and lighting to the warehouse
- 8 metre eaves
- Good sized securely fenced and gated rear delivery yard
- Barrier secured car parking to front elevation
- Fully racked (racking can be removed)
- Two level access loading doors and loading bay



TO LET



Location



Gallery



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Location



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Location

Forming part of the Glaisdale Drive Industrial Estate, the building sits within moments of Nottingham's ring road, providing quick access to Junction 26 of the M1 motorway and Nottingham City Centre in a highly accessible location.

The Property

Offering warehouse or potential production space, this modern unit provides detached space, with the benefit of secure car parking to the front elevation and gated side access leading to a secure rear loading yard.

With the benefit of heating and lighting in situ, the property is ready for immediate occupation, the warehouse being augmented by well-proportioned office space plus kitchen and WCs.

Specification

Details of the specification include:

- ◆ Detached warehouse
- ◆ 8 metre eaves
- ◆ Fully racked (racking can be removed if required)
- ◆ Heating and lighting to warehouse
- ◆ Well-proportioned office space with kitchen and WC facilities
- ◆ External shutters to ground floor office windows
- ◆ Palisade fenced and gated rear yard
- ◆ Two level access loading doors leading to loading bay and the warehouse





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Floor Areas

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

Floor	m ²	ft ²
Warehouse	1,936.31	20,842
Office and ancillary	139.48	1,501
Total GIA	2,075.79	22,343

(This information is given for guidance purposes only)

Business Rates

From investigations on the Valuation Office Agency (VOA) website, we understand the following:-

Rateable Value: £91,000

Rates Payable: £49,686

(This information is given for guidance purposes only and interested parties are advised to make their own enquiries to the Local Authority/VOA.)

EPC

The property has an EPC rating of **C-60**.



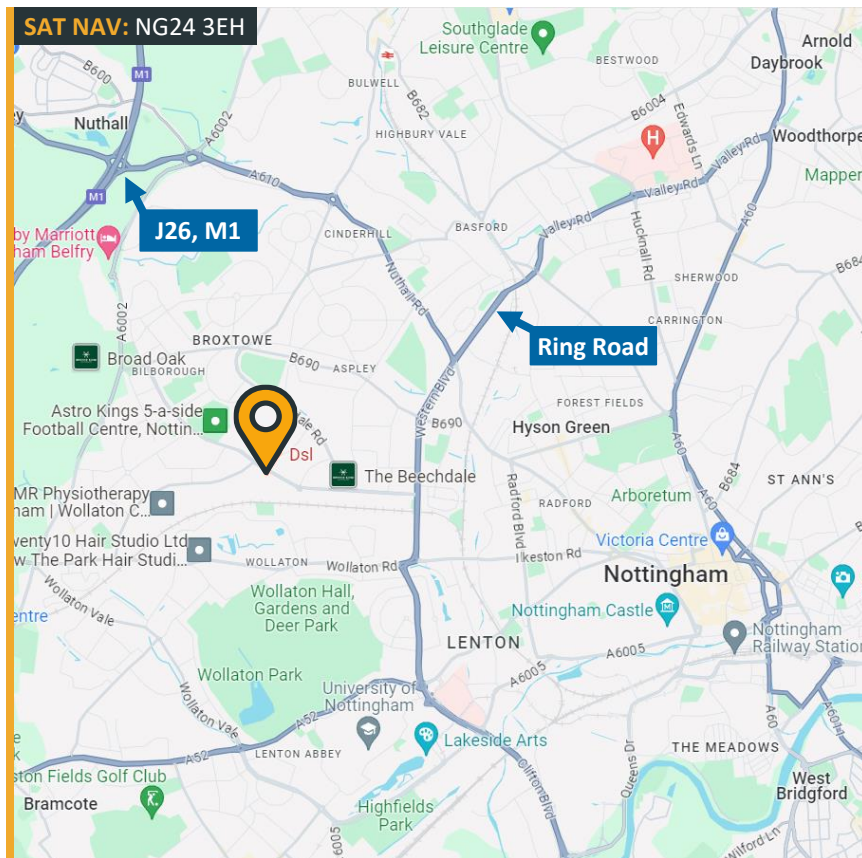
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Lease Terms

The property is available on a new lease at a rent of:

£175,000 per annum exclusive
(One hundred and seventy five thousand pounds)

VAT

VAT will be payable upon the rent due.

Further Information

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

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