

Good quality warehouse/industrial unit with yard area in established industrial location

482m²
(5,188ft²)

- Clear span warehouse space
- Good eaves height of approximately 6.6m
- Well located approximately 2 miles from Junction 26, M1 and 4 miles from Junction 25, M1
- Situated within a well-established industrial location
- Ample car parking and yard space to the front
- Fitted out with ground and first floor offices



TO LET



Location



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Location

Glaisdale Point leads off Glaisdale Drive, an established warehouse and industrial location on the fringe of Nottingham City Centre. The estate is well populated with a mixture of national and regional occupiers including Hunter Douglas, Hopwells, MKG, Royal Mail and more.

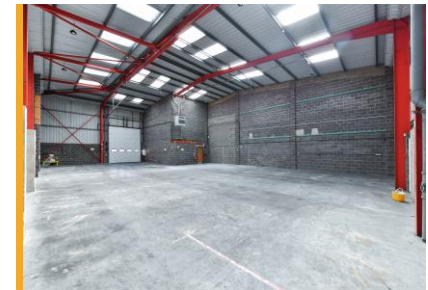
The unit is set approximately 3 miles from the centre of Nottingham, within 2 miles of Junction 26 of the M1 motorway and 4 miles of Junction 25. The unit is situated within close access of Nottingham's ring road with excellent nearby transport links.

Description

The property comprises a mid terraced warehouse / industrial unit of steel portal frame construction. The property benefits from good loading facilities with extensive parking and a good quality fit out offices.

The specification of the building includes:

- Eaves height of approximately 6.6m
- Full height roller shutter door
- Clear span warehouse space with concrete flooring
- Gas blower heating system
- Ground and first floor offices
- Kitchenette and WC facilities
- Generous car parking / yard space





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Floor Areas

The property provides the following approximate gross internal area:

482m² (5,188ft²)

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements)

Business Rates

The business rates are to be re-assessed upon occupation.

EPC

The EPC Rating for the property is available from the agent.

Service Charge

The property will be subject to a service charge to cover the upkeep and maintenance of the shared areas of the estate. Guide figures are available from the agent.

VAT

VAT is applicable to the rent and service charge at the standard rate.





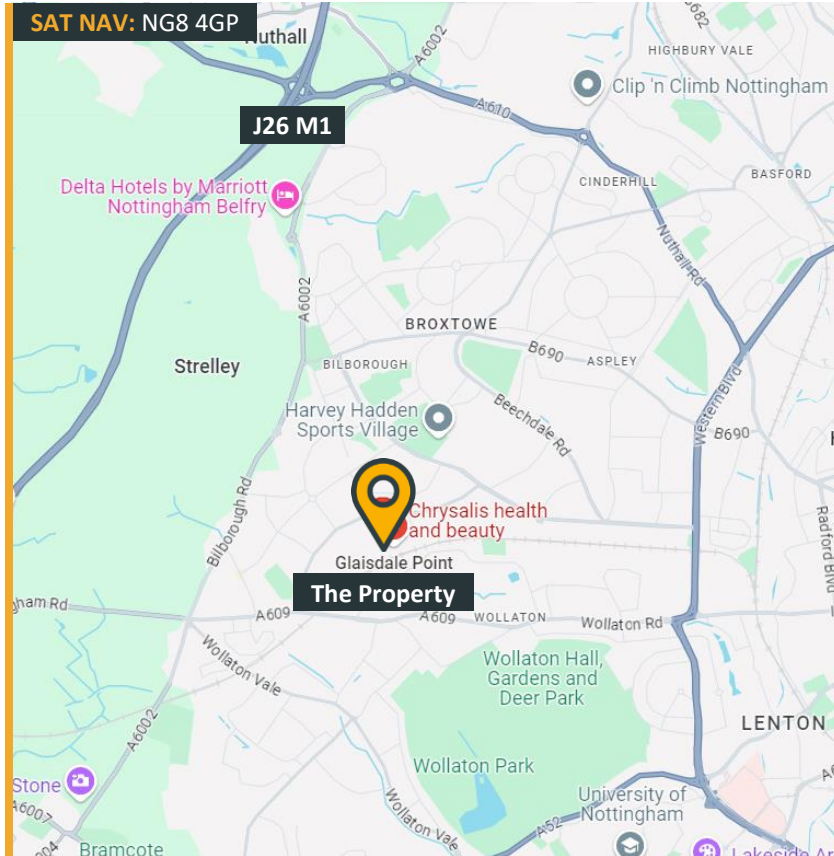
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Rent

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

£44,000 per annum
(Forty-four thousand pounds)

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

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

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16/04/2024

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