

Unit 13, Catton Road | Arnold | Nottingham | NG5 7JD

## Cost effective, affordable warehouse/production space with secure rear yard – immediately available

452.64m<sup>2</sup>  
4,872ft<sup>2</sup>

- Clear span simple space
- 3.6 metre eaves rising to 3.9 metres at the apex
- Self contained and secure rear yard
- Numerous roller shutter doors and 3 Phase power
- Internal office and ancillary space
- Immediately available



**TO LET**



Location



Gallery



Contact





Location



Gallery



Contact

## Location

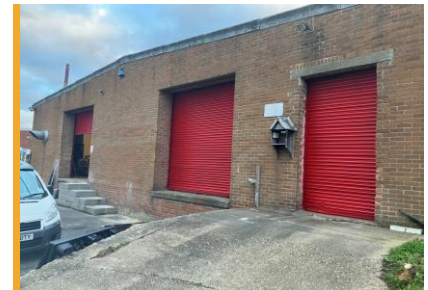
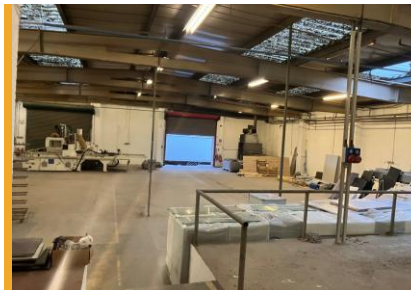
The property is situated within a popular industrial estate on Catton Road just off Coppice Road in Arnold within minutes of Arnold town centre. Catton Road can be found approximately 1 mile from the A60 Mansfield Road, 5 miles north of Nottingham City Centre and 7 miles from Junction 26 of the M1 Motorway.

Arnold offers a plethora of local amenities and provides excellent transport links.

## Description

The unit is a semi detached simple industrial warehouse unit and has the following specification:

- Clear span simple warehouse space
- 3.6 metre eaves rising to 3.9 metres at the apex
- Numerous roller shutter doors to rear and side
- Concrete floors
- 3 Phase power
- Strip lighting
- Partitioned WC/office space
- Personnel door
- Self contained rear yard
- Car parking to the side elevation





Location



Gallery



Contact



## Floor Areas

The property has the following Gross Internal Area:

**452.64m<sup>2</sup> (4,872ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## Rent

The premises are available on a new lease and we are quoting a rent of:

**£30,000 per annum**  
**(Thirty thousand pounds)**

## Business Rates

From enquiries of the VOA we understand the Rateable Value for the unit is:

**Rateable Value from April 2023: £16,250**

(This information is given for guidance purposes only and prospective tenants should make their own enquiries of Gedling Borough Council)

## EPC

The EPC for the property is available from the agent.





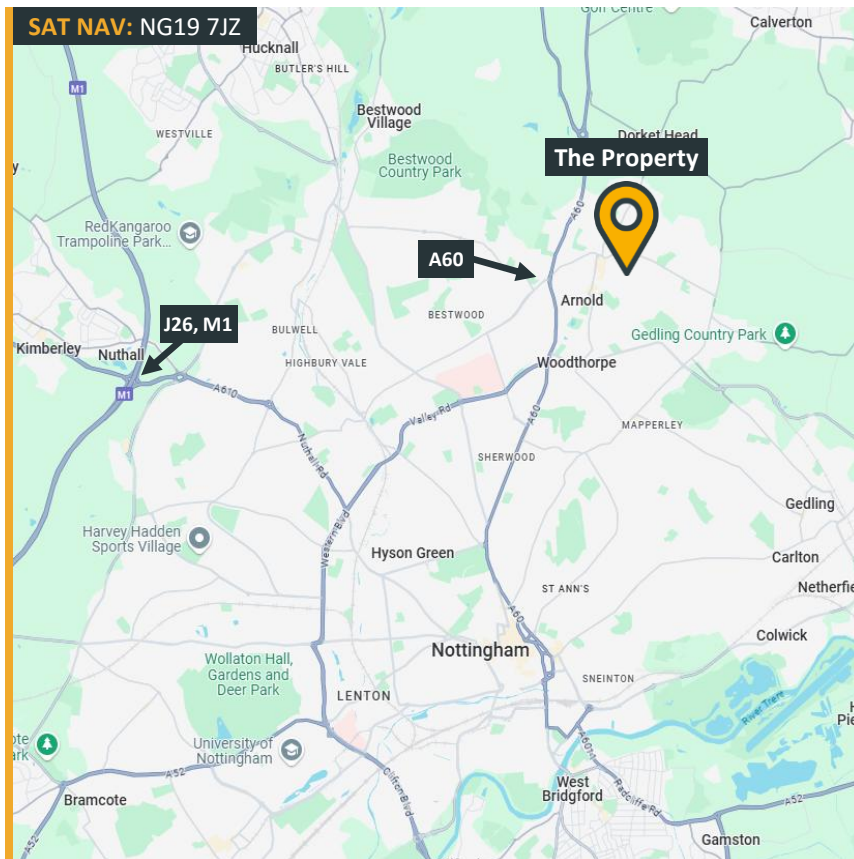
Location



Gallery



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## 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:

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16/09/2025

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